

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 31, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
 Aldermen Bellamy, Brown, Ford, Harcourt,
 Kennedy, Marzari (following communication
 #4), Puil and Rankin

ABSENT: Alderman Gerard (Leave of Absence)
 Alderman Gibson (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 8 students from the Urban Geography Class at Vancouver Technical High School under the direction of their teacher, Miss Elizabeth Dayson.

'IN CAMERA' MEETING

The Council was advised that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
 SECONDED by Ald. Ford,

THAT the Minutes of the Regular Council Meeting of May 24, 1977, (with the exception of the 'In Camera' portion) be adopted with the following amendments:

- (a) Approval of the Liquor License Application on page 3 be amended to read from 12:00 noon to 6:00 p.m.
- (b) That the motion on page 14 be amended to read:

'THAT a public meeting be held on the Kitsilano Tidal Pool replacement under the auspices of the Park Board.'

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
 SECONDED by Ald. Bellamy,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

Regular Council, May 31, 1977

UNFINISHED BUSINESS

1. Amendment of the Salish Park Agreement
and Musqueam Overall Planning Committee

Council on May 24, 1977, deferred consideration of a report of the Standing Committee on Planning and Development dated May 12, 1977, pending a delegation of the Salish Park Residents' Committee. Before Council for consideration were:

- (i) Notes of a meeting of May 26, 1977, between members of the Standing Committee on Planning and Development, a representative of the Musqueam Indian Band and representatives of the Salish Park Residents' Committee.
- (ii) Extract of the Report of the Standing Committee on Planning and Development dated May 12, 1977
- (iii) City Manager's report dated May 3, 1977, and appendices noted therein.

Representatives of the Salish Park Residents' Committee and the Musqueam Indian Band were present in the Chamber this day.

MOVED by Ald. Harcourt,

THAT funds up to \$20,000 be allocated towards the capital cost of constructing facilities in the park area, and an equitable amount be negotiated for operating costs of the facilities, on the condition that once the funds have been contributed, the residents of the Salish Park Subdivision will have unrestricted access to the facilities without paying additional funds.

(Deferred)

MOVED by Ald. Rankin,

THAT this whole matter be deferred to the next meeting of Council and, in the meantime, more specific information be obtained on the proposed \$20,000 expenditure and in respect of the equitable amount to be negotiated for operating costs of the facilities both of which are referred to in Alderman Harcourt's motion.

- CARRIED UNANIMOUSLY

2. Liveaboard Marina, Phase I,
Area 6, False Creek

Council on May 24, 1977, deferred consideration of a Manager's report dated May 20, 1977, on Liveaboard Marina, Phase I, Area 6, False Creek, to this meeting of Council to enable the False Creek Development Consultant to give a further explanation concerning the two percent of gross revenues referred to in the report.

Mr. E.D. Sutcliffe, False Creek Development Consultant, explained the reasons for the two percent of gross revenues referred to in the report, as well as other related matters.

MOVED by Ald. Kennedy,

THAT the recommendation of the City Manager contained in his report dated May 20, 1977, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Tow Aways from Public (Privately-
Owned) Parking Lots

Under date of May 26, 1977, the Mayor submitted a memo on tow-aways from public (privately-owned) parking lots. The memo concluded with the following recommendations:

- (1) That this matter be referred to the Standing Committee on Transportation for consideration of ways and means by which this present tow-away practice from public parking lots can be ended.

cont'd....

Regular Council, May 31, 1977 3

COMMUNICATIONS OR PETITIONS (cont'd)

Tow Aways from Public (Privately-Owned) Parking Lots (cont'd)

- (2) That the Committee provide opportunity for meeting and discussion with parking lot owners and representatives of the towing industry before recommendations are made to Council.

MOVED by Ald. Harcourt,

THAT the foregoing recommendations of the Mayor be approved.

- CARRIED UNANIMOUSLY

2. Proposal from Devonian Group

Council on May 24, 1977, agreed to discuss the proposal from the Devonian Group at this meeting. Council had for consideration the following letter dated April 18, 1977, from the Chairman of the Devonian Group:

Over the past year we have had a number of meetings with members of the Board, your Parks Superintendent and his assistant and the following proposal is put forward for your consideration with respect to part of the waterfront pathway in Stanley Park.

We understand that the section of waterfront pathway from the Parks Board offices through to the Lion's Gate Bridge on the west side of Stanley Park and the crossover north of the Parks Board offices to the main entrance to Stanley Park could be upgraded for joint Pedestrian/Bicycle use to a width of approximately 20 feet for a cost of \$1,775,000 and that this improvement has a high priority with your Board in view of its anticipated extensive public use.

The Devonian Group herewith offers to contribute towards that project on the following basis:

1. Our contribution will be \$900,000.
2. The City will undertake that the work would be entirely completed within 3 years.
3. The construction would be carried on either by the Parks Department or contractors at your discretion, substantially to the standards set out in your presentations to us and which would include adequate seating benches and garbage pails as might be necessary.
4. We will pay our share of construction costs quarterly in advance based on budgets, such figures to be adjusted to actual costs at the end of each quarter with the right to further advance all or part of our contribution at any time.
5. Our payments will be gifts to the City of Vancouver for which we will require receipts in accordance with the Income Tax Act.
6. Publicity releases will be cleared with us in advance.

cont'd....

Regular Council, May 31, 1977 4

COMMUNICATIONS OR PETITIONS (cont'd)

Proposal from Devonian Group
(cont'd)

While we also discussed the possibility of our involvement in the English Bay to Burrard Street Bridge pathway, we have decided not to become involved in that section of your construction projects. We would prefer to concentrate our efforts in the Stanley Park area with that project being completed as quickly as is possible.

This offer is open for acceptance by you until the close of business on Friday, 27th May 1977, by written notice to the address above. We would appreciate hearing from you at your earliest convenience.

Also before Council this day was the following memo dated May 30, 1977, from the Deputy Director of Finance:

City Council on May 31, 1977 will be dealing with an offer by the above group to contribute \$900,000 towards a pedestrian/bicycle pathway in Stanley Park.

The cost of the project is estimated at \$1,775,000 leaving \$875,000 to be financed from other sources.

My major concern is Item 2 of their proposal which reads as follows:

"(2) The City will undertake that the works would be entirely completed within 3 years."

If this means that the grant of \$900,000 depends upon the full completion of the project then, in my opinion, the City must appropriate a sum of \$875,000 at this time in order to enter into an agreement with the Group. Since the available City capital funds are less this amount and in fact have been basically committed for other projects then the only source of City funds at this time would be revenue surplus.

Therefore if City Council enters into an agreement with the Devonian Group at this time the following Resolution should be passed:

'That the City appropriate \$875,000 of revenue surplus funds towards the project. Revenue surplus to be reimbursed fully upon approval of Federal, Provincial or other funding sources, and that Council approve in principle that any balance outstanding to be provided in the supplementary capital budget of the final year of the project.'

MOVED by Ald. Rankin,

THAT the above proposal of the Devonian Group be approved;

FURTHER THAT should Canada Works funding of this project not be approved for 1978 and 1979, it be recommended to those Councils that 50% of the City's costs of the project be allocated from the Park Board Supplementary Capital Budgets for 1978 and 1979, and that the financing proposal set out in the memo of the Deputy Director of Finance dated May 30, 1977, be approved.

- CARRIED

(Aldermen Kennedy, Puil and the Mayor opposed)

Regular Council, May 31, 1977 5

COMMUNICATIONS OR PETITIONS (cont'd)

3. Silver Jubilee Gala Tribute -
The Orpheum - June 11, 1977
Grant in Lieu of Rental

Council considered a letter dated May 26, 1977, from the Commanding Officer of the 15th Field Artillery Regiment requesting a grant in lieu of rental for The Orpheum on June 11, 1977, for a gala tribute to the Silver Jubilee of Her Majesty Queen Elizabeth II.

MOVED by Ald. Puil,

THAT a grant in lieu of rental for The Orpheum on June 11, 1977, to the 15th Field Artillery Regiment, be approved.

- CARRIED UNANIMOUSLY AND
 BY THE REQUIRED MAJORITY

4. Federal Contributions to the
Urban Demonstration Projects

Council had before it a letter dated May 19, 1977, from the Hon. Andre Ouellet, confirming that the Federal Treasury Board has, on his recommendation, approved contributions by his Ministry to the five following demonstration projects:

- (a) Fishermen's Wharf: Federal Contribution up to \$400,000
- (b) Kitsilano Beach Swimming Pool Facility: Federal Contribution up to \$750,000
- (c) Kensington Park: Federal Contribution up to \$850,000
- (d) East False Creek: Federal Contribution up to \$1.5 million
- (e) Trout Lake Aquatic Park: Federal Contribution up to \$1 million.

In his letter, the Minister advised that he has instructed Ministry officials to initiate discussions at the earliest possible moment with whomever Council may wish to arrange for this task, in order jointly to determine appropriate funding arrangements on the basis for allocating costs between the City, the Ministry of State for Urban Affairs and any parties that may be involved.

MOVED by Ald. Rankin,

THAT the letter from the Hon. Andre Ouellet be received and Council express to the Minister its appreciation of the grants;

FURTHER THAT the City Manager be appointed to carry out, on behalf of Council, discussions with officials of the Ministry of State for Urban Affairs and any other parties that may be involved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
MAY 27, 1977

Works & Utility Matters
(May 27, 1977)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Closure of Lane East of Fraser Street,
 31st Avenue to Lane North
- Cl. 2: Repair to Yard Building - Cambie Yard
- Cl. 3: Local Improvements on the 'Initiative Principle'
- Cl. 4: Speed Deterrent Bumps - Lanes Surrounding
 Quadra Park

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Works & Utility Matters
(May 27, 1977) (cont'd)

Clauses 1, 2 and 3

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in
Clauses 1, 2 and 3 be approved.
- CARRIED UNANIMOUSLY

(Clause 3 was Carried Unanimously and by the Required
Majority)

Speed Deterrent Bumps - Lanes
Surrounding Quadra Park (Clause 4)

MOVED by Ald. Puil,
THAT the project not proceed and that the resolution of
Council on February 24, 1977, dealing with the matter be
amended accordingly.
- CARRIED UNANIMOUSLY

Building & Planning Matters
(May 27, 1977)

The Council considered this report which contains five
clauses identified as follows:

- Cl. 1: Mt. Pleasant NIP/RRAP - Six Month Progress Report
- Cl. 2: Mt. Pleasant NIP Neighbourhood House Lease
- Cl. 3: Rezoning - N/S of East 31st Avenue between Fraser
and Prince Albert Streets
- Cl. 4: Letter to Office Developers in the City of Vancouver
- Cl. 5: Grandview/Woodland NIP Appropriation - Tree Planting
and Litter Containers

Clauses 1, 2, 4 and 5

MOVED by Ald. Harcourt,
THAT the information contained in Clause 1 be received and the
recommendation of the City Manager contained therein be approved;
FURTHER THAT the recommendations of the City Manager contained
in Clauses 2 and 5 be approved and Clause 4 be received for
information.
- CARRIED UNANIMOUSLY

Rezoning - N/S of East 31st Avenue
between Fraser and Prince Albert (Clause 3)

MOVED by Ald. Harcourt,
THAT the recommendation of the Director of Planning contained
in this Clause be received and the whole matter be referred direct
to a Public Hearing.
- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(May 27, 1977)

Street Closures to Accommodate a Japanese
Canadian Centennial Arts Workshop Festival
(Clause 1)

MOVED by Ald. Kennedy,
THAT the request of the Japanese Canadian Centennial Arts
Workshop Festival that Dunlevy and Jackson Streets (both flanking
Oppenheimer Park) between Powell and Cordova Streets be closed to
vehicular traffic to be effective 8:00 a.m. Saturday, June 11, 1977,
to 9:00 p.m. Sunday, June 12, 1977, to accommodate its festival,
be approved, subject to the conditions set out in the City Manager's
report dated May 27, 1977;

FURTHER THAT Council approve a grant of up to \$450.00 to the
Japanese Canadian Centennial Arts Workshop Festival to cover the
costs of temporary signing and barricading as well as extra street
cleaning for this event.

- CARRIED UNANIMOUSLY AN
BY THE REQUIRED MAJORI

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(May 27, 1977)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: 74th Annual Convention of U.B.C.M. -
September 21st, 22nd and 23rd, 1977
- Cl. 2: Provincial Government Complex - Blocks
51, 61 and 71, District Lot 741

Clause 1

MOVED by Ald. Kennedy,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved;

FURTHER THAT the lessee be charged a nominal rental for the portions of the leasehold premises sublet by the lessee.

- CARRIED UNANIMOUSLY

Personnel Matters
(May 27, 1977)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Orthoptist Position, Requested Increase
from 10 Month Position to Full Time
- Cl. 2: Establishment of One (1) Full Time Position
Truck Driver, Health Department

Clauses 1 and 2

MOVED by Ald. Marzari,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(May 27, 1977)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: False Creek - Resubdivision of City-Owned Land
S/W Corner 6th Avenue and Laurel Street
- Cl. 2: Burrard Street Widening - Purchase of Portion
of Property - 1794-1796 West Broadway
- Cl. 3: Expropriation for Burrard Street Widening
1720, 1770 Burrard Street
- Cl. 4: Demolition - 2780 S.E. Marine Drive
- Cl. 5: City of Vancouver Physical Asset Insurance

Clauses 1, 2, and 3

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

cont'd....

Regular Council, May 31, 1977 8

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters
(May 27, 1977) (cont'd)

Clauses 4 and 5

MOVED by Ald. Brown,
THAT Clauses 4 and 5 be received for information.

- CARRIED UNANIMOUSLY

B. Sale of Land in the Thunderbird Area
to Akali Singh Sikh Society

Council noted a letter dated May 24, 1977, from Dr. V. Setty Pendakur, Chairman, Building Committee of the Akali Singh Sikh Society, on this matter.

MOVED by Ald. Marzari,
THAT the recommendation of the City Manager contained in his report dated May 9, 1977, be approved;

FURTHER THAT the letter from the Akali Singh Sikh Society be received.

- CARRIED UNANIMOUSLY

Prior to consideration of the following two reports, the Director of Planning reviewed the history of these applications and the reasons for his recommendations for the information of Council.

C. Rezoning - Area Generally West of
the Quebec/Columbia Connector at
Terminal Avenue

MOVED by Ald. Kennedy,
THAT the recommendation of the Director of Planning contained in the Manager's report dated May 17, 1977, be received and the whole matter be referred direct to a Public Hearing.

- CARRIED UNANIMOUSLY

D. Rezoning - N/W Corner of Main
Street and Terminal Avenue

MOVED by Ald. Brown,
THAT the recommendations of the Director of Planning contained in the Manager's report dated May 17, 1977, be received and the whole matter be referred direct to a Public Hearing.

- CARRIED

(Aldermen Marzari, Puil and Rankin opposed)

Regular Council, May 31, 1977 9

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee
on Community Services,
May 19, 1977

The Council considered this report which contains eleven clauses identified as follows:

- Cl. 1: Lodging Houses - 630 Alexander and 634 Main Streets
- Cl. 2: Name of Hostel at 124 Dunlevy Avenue
- Cl. 3: Liquor Permit Application - 710 Helmcken Street
- Cl. 4: Rent Increases at Ferrara Court Apartments,
504 East Hastings
- Cl. 5: Quarterly Grants Report
- Cl. 6: Civic Grant Request - Van Horne Summer Enrichment
Program
- Cl. 7: Ray-Cam Co-Operative Centre Operating Budget
(1977-78)
- Cl. 8: Future of the Wicklow Hotel, 1516 Powell Street
- Cl. 9: By-law Enforcement in the 'Core Area'
- Cl. 10: Development Permit for False Creek Day Care Centre
- Cl. 11: Transportation for the Disabled - B.C. Lions
Society for Crippled Children - ID Service

Clauses 1, 2, 3 and 4

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in
Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Quarterly Grants Report
(Clause 5)

MOVED by Ald. Rankin,

THAT the Director of Social Planning review existing
information on past and present City involvement in funding
local area councils or community groups for report to the
Standing Committee on Community Services.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT City Council approve a grant of \$11,100 to the Japanese
Community Association.

- CARRIED BY THE
REQUIRED MAJORITY

(Alderman Puil opposed)

MOVED by Ald. Rankin,

THAT City Council approve a grant of \$10,642 to the Lower
Mainland Stroke Association - Vancouver Branch.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin,

THAT City Council approve a grant of \$14,500 to cover the salary
of an area co-ordinator (12 months at \$1,000 per month) and rent,
telephone, office equipment and supplies (totalling \$2,500) for
the Marpole-Oakridge Area Council Community Office.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Brown, Ford, Kennedy, Puil and the Mayor opposed)

cont'd....

Regular Council, May 31, 1977 10

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Community Services,
May 19, 1977 (cont'd)

Quarterly Grants Report
(Clause 5) (cont'd)

MOVED by Ald. Rankin,
THAT City Council approve a grant of \$8,668 to the Marpole-
Oakridge Area Council Seniors Care Program.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin,
THAT City Council approve a grant of \$9,075 to the St. James
Social Service.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin,
THAT City Council approve a grant of \$16,583 to the Vancouver
Association for Children with Learning Disabilities.

- CARRIED BY THE
REQUIRED MAJORITY

(Mayor Volrich opposed)

MOVED by Ald. Rankin,
THAT the foregoing grants be subject to any terms or conditions
as set forth by the Director of Social Planning and contained in the
Manager's report dated May 9, 1977.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT no grants be approved at this time to the following
organizations:

- (i) Hastings-Sunrise Action Council
- (ii) Trinity Baptist Church.

- CARRIED UNANIMOUSLY

Civic Grant Request - Van Horne Summer
Enrichment Program (Clause 6)

MOVED by Ald. Rankin,
THAT recommendation A of the Committee contained in this
Clause be approved.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Brown, Kennedy and the Mayor opposed)

MOVED by Ald. Marzari,
THAT Council approve a grant of \$5,000 for the Van Horne
Summer Enrichment Program, such grant to be administered by the
Van Horne Parent Consultative Committee.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Alderman Kennedy and the Mayor opposed)

MOVED by Ald. Rankin,
THAT recommendation B of the Committee contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

Regular Council, May 31, 1977 11

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The Council recessed at approximately 4:15 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 4:45 p.m.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Community Services,
May 19, 1977 (cont'd)

Clauses 7, 8, 9 and 10

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in
Clauses 7, 8, 9 and 10 be approved.

- CARRIED UNANIMOUSLY

Transportation for the Disabled -
B.C. Lions Society for Crippled
Children - ID Service (Clause 11)

Mr. McBride addressed Council on behalf of the B.C. Lions
Society.

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this
Clause be approved.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

MOVED by Ald. Puil,
THAT the Director of Social Planning report to Council on
agencies and programs for which Provincial Government funding is
considered inadequate and also on agencies and programs from
which the Provincial Government has withdrawn funding. The report
to include appropriate action which could be taken at the political
level to increase Provincial Government funding in deficient areas.

- CARRIED UNANIMOUSLY

II. Report of Interim Cultural
Advisory Committee,
May 19, 1977

Structure, Terms of Reference, etc.
for Permanent Committee on the Arts

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this
report be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil in amendment,
THAT the structure be amended to read "one Alderman to be
appointed by the Mayor".

- LOST

(Aldermen Bellamy, Brown, Ford, Harcourt, Kennedy,
Marzari and the Mayor opposed)

The amendment having lost, the motion by Alderman Brown
was put and CARRIED UNANIMOUSLY.

The Mayor appointed Alderman Brown as Chairman and Aldermen
Gibson and Marzari as members of the Council Committee on the
Arts.

Regular Council, May 31, 1977 12

CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Special Joint Council/
Park Board Committee re Jericho,
May 24, 1977

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Minutes of Previous Meeting
- Cl. 2: Delegation Requests
- Cl. 3: Hangar #5 - Park Board Resolution of May 16, 1977
- Cl. 4: Use of Other Hangars

Clause 1

MOVED by Ald. Ford,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Ford,
THAT the recommendation of the Committee contained in this Clause be approved after deleting all the words after the word 'hangars'.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the Assistant Director, Construction and Maintenance Division, report to the next meeting of Council on the actual costs of renovating Hangar #5 at Jericho.

- CARRIED UNANIMOUSLY

Clauses 3 and 4

MOVED by Ald. Ford,
THAT consideration of Clauses 3 and 4 be deferred until after the Special Committee's proposed public meeting on June 23, 1977.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4550,
BEING THE LICENSE BY-LAW (High
School Graduation Dances)

MOVED by Ald. Bellamy,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

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Regular Council, May 31, 1977 13

BY-LAWS (cont'd)

By-law to Amend By-law No. 4550,
being the License By-law (High
School Graduation Dances) (cont'd)

There being no amendments, it was

MOVED by Ald. Bellamy,
SECONDED by Ald. Marzari,

THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-laws.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Lands for Lane
Purposes (South 10 feet of
Lot 7, Block 317, D.L. 526)

MOVED by Ald. Brown,
SECONDED by Ald. Ford,

THAT WHEREAS the registered owner has conveyed to the City
of Vancouver, for lane purposes, the following described lands:

South 10 feet of Lot 7, Block 317, District Lot 526,
Plan 590;

AND WHEREAS it is deemed expedient and in the public interest
to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so
conveyed be, and the same are hereby accepted and allocated for
lane purposes, and declared to form and constitute portions of
lane.

- CARRIED UNANIMOUSLY

B. Allocation of Lands for Road
Purposes (Lots 1 and 2(part)
Block 248, D.L. 526)

MOVED by Ald. Brown,
SECONDED by Ald. Ford,

THAT WHEREAS the registered owner has conveyed to the City
of Vancouver, for road purposes, the following described lands:

The West 7 feet of Parcel "A" (see 347535-L) of Lots 1 and
2 and the West 7 feet of Lot 1 except Parcel "A" and except
the North 7 feet shown on Plan 3863, now road, ALL in Block
248, District Lot 526, Plan 590, the same as shown outlined
red on plan prepared by G. Girardin, B.C.L.S., dated
January 3, 1977, and marginally numbered LF 8081, a print of
which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest
to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so
conveyed be, and the same are hereby accepted and allocated for
road purposes, and declared to form and constitute portions of
road.

- CARRIED UNANIMOUSLY

Regular Council, May 31, 1977 14

MOTIONS (cont'd)

C. Allocation of Lands for Lane
Purposes (2040 Burrard Street)

MOVED by Ald. Brown,
SECONDED by Ald. Ford,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

The North 2 feet of Lot 39;

The West 7 feet and the North 2 feet except the West 7 feet thereof of Lot 40, Block 248, District Lot 526, Plan 590, the same as shown outlined green and red respectively on plan prepared by G. Girardin, B.C.L.S., dated March 28, 1977, and marginally numbered LF 8176, a print of which is hereunto annexed

(2040 Burrard Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Vancouver Art Gallery

MOVED by Ald. Marzari,
SECONDED by Ald. Kennedy,

THAT Council approve in principle, the designation of \$2.616 million from the sale of Block 71 and the future proceeds from the sale of the present Art Gallery to the renovation of the Court House for the Art Gallery, subject to a renovation plan and budget being developed to the satisfaction of the City and any remaining needed funding being secured by the Art Gallery.

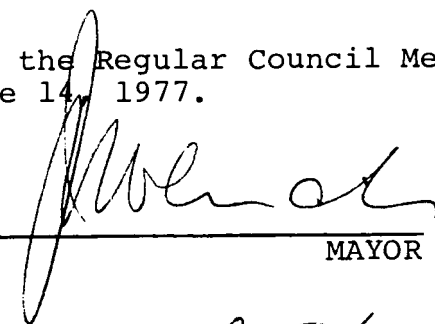
- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 6:05 p.m.

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The foregoing are Minutes of the Regular Council Meeting of May 31, 1977, adopted on June 14, 1977.



MAYOR



CITY CLERK

A-1

MANAGER'S REPORT, MAY 27, 1977 (WORKS A1 - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION:

1. Closure of Lane East of Fraser Street, 31st Avenue to Lane North, Block 9, D.L. 391 and 392, Plan 2467

The Acting City Engineer reports as follows:

"The lane east of Fraser Street north of 31st Avenue is well below the grade of Fraser Street and below the grade of 31st Avenue making it virtually impossible to open the lane to traffic. The owner of the lands on either side of the lane wishes to acquire the lane and consolidate his holdings.

I recommend that the lane lying between the westerly productions of the northerly and southerly limits of Lot 44, Block 9, District Lots 391 and 392 as shown hatched on Plan LF 8264 be closed, stopped up and conveyed to the owner of the abutting lands subject to the following conditions:

- (a) The value of the closed lane be \$22,000 in accordance with the recommendation of the Supervisor of Properties.
- (b) The applicant to pay for the relocation of all utilities in the lane which would include the installation of an anchor pole. Alternatively if the utilities are to remain, a Public Utility Easement is required over the closed lane.
- (c) All agreements to be satisfactory to the City Engineer and Director of Legal Services.
- (d) The closed lane to be subdivided with the abutting lands in a manner satisfactory to the Approving Officer."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting City Engineer be approved.

* * * * *

2. Repair to Yard Building - Cambie Yard

The Acting City Engineer reports as follows:

"Funds were requested in the Supplemental Budget to make repairs to the old brick building in Cambie Yard which houses the Radio Shop and the Garage. The item was rejected in the budget review. The damage is caused by subsidence of the pile foundation and one corner of the building is breaking away. Continuing measurements by the Structures Engineer of the rate of settlement lead us to conclude that the condition is worsening and is approaching a hazardous state. The area is heavily used by workmen and a collapse cannot be tolerated. Our proposal is to remove the defective brick corner and replace it with a light steel wall. The cost of this work is estimated at \$9,750. I feel that repairs should be undertaken at the earliest possible date.

The Director of Finance reports that funds could be made available from Contingency Reserve.

The Acting City Engineer recommends that funds in the amount of \$9,750 be approved for repairs to the Cambie Garage, the source of funds to be Contingency Reserve."

The City Manager RECOMMENDS that the above report of the Acting City Engineer be approved.

Cont'd.....

MANAGER'S REPORT, MAY 27, 1977 (WORKS A1 - 2)

3. Local Improvements on the "Initiative Principle"

The Acting City Engineer reports as follows:

"FIRST STEP"

General

As required by the Local Improvement Procedure By-law, projects for:-

- Curb and Gutter, Arterial Street;
- Pavements and Curbs, Downtown Streets;
- Pavements and Curbs, Higher Zone;
- Pavements and Curbs, Neighbourhood Improvement Projects;
- Lane Pavements, Higher Zone;
- Lane Pavements, Local Residential;
- P.C. Concrete Sidewalk;

shown on the attached schedule dated May 20, 1977, are advanced to Council on the 'Initiative Principle'.

Burrard Street Curb and Gutter Project

A program for widening Burrard Street from 1st Avenue to 10th Avenue (along with left-turn bays on Broadway and other related works) was approved by Council on 15 June, 1976. This section of Burrard has a pavement adequate for the local need and is all curbed except for these two half-blocks. Only these, therefore, should be a local improvement.

Burrard Street Sidewalk Project

In connection with the widening of Burrard Street, existing concrete sidewalk will be replaced behind the widened curbs at no direct charge to the abutting properties. Many sections, however, do not have permanent walks or have walk of less than full width. This project comprises these 'missing' walks.

Quebec Street, Taylor Street and the Un-named Street West of Main Street

These three projects are sections of the South By-pass route which is part of the Downtown Transportation Plan approved by Council on 29 July, 1975.

Pavements and Curbs on Local Streets, Higher Zones and Lane Pavements, Higher Zones

These projects are part of the continuing program of paving streets and lanes in higher zones. They have been advanced because of public complaints and high maintenance costs.

Lane Pavement, Local Residential, on the lane surrounding Humm Park in the vicinity of 55th Avenue and Gladstone Street

Parks and Recreation have developed Humm Park which is in the center of a block and is surrounded by residential properties and separated from these properties by a lane. Parks and Recreation have requested that the lane be improved by the construction of a lane pavement, with a curb on one side abutting the Park site only. Parks and Recreation will be paying for the curb while the remainder of the work is contained in the local improvement project for the residential lane pavement.

Pavements and Curbs, Neighbourhood Improvement Projects

These projects are the 1977 part of a two year program for paving streets in the Mount Pleasant area under the Neighbourhood Improvement Program, approved by Council on February 18, 1977.

Capital Funds

Funds for the City's shares of these projects are available as follows:

- Burrard Street curb and gutter and sidewalks (items 1 & 24) from funds authorized for this program.
- Balance - from funds approved in the 1977 and prior Streets Capital Budgets, and from N.I.P. funds for the Mount Pleasant area as shown on the Detailed Second Step Report."

Cont'd.....

MANAGER'S REPORT, MAY 27, 1977 (WORKS A1 - 3)

Clause 3 continued

SECOND STEP

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated May 20, 1977.

The estimated total cost of these improvements is \$1,189,257 and the City's share of the cost is \$865,692 which includes \$183,205 of N.I.P. funds.

I have to report that the necessary financial arrangements can be made to carry out this work."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

- (a) The reports of the Acting City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.
- (b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement Projects be declared assessable.
- (c) That the reduction of the Property Owners' rates on the Neighbourhood Improvement Projects (pursuant to section 5, subsection (15) of the Local Improvement Procedure By-law) be:

Residential Property	25%
Multiple Dwelling and Local Commercial Property	12%
Commercial and Industrial Property	11%
- (d) The Court of Revision for the projects listed in the attached schedule dated May 20, 1977 be held at 7:30 p.m. Tuesday, July 26, 1977.

NOTE: (Requires affirmative vote of 2/3 of Members present).

4. Speed Deterrent Bumps - Lanes Surrounding Quadra Park

The City Engineer reports as follows:-

"A petition dated March 24, 1977 from certain of the Property Owners on the lanes surrounding Quadra Park, requesting that this project not proceed, was circulated to members of Council on April 6, 1977 (on file in City Clerk's office). The petition stated:

'The following petitioners for the above project, having had time to evaluate the effect of traffic in the lanes described, and the fact that increased traffic and speed problems have not materialized, wish to rescind the application for speed bumps.'

This was a Local Improvement project 'by Petition' for Speed Deterrent Bumps in the lanes south of 16th Avenue, west of Quesnel Drive, north of 18th Avenue and east of Collingwood Street (sketch attached). It came before a Court of Revision and Council on 24 February, 1977. There are 25 owners; a sufficiently-signed petition required 17 signatures; 18 owners had signed. A previous request that the project not proceed had been circulated and one owner appeared so requesting. The project was undertaken by Council.

MANAGER'S REPORT, MAY 27, 1977 (WORKS A1 - 4)

Clause 4 continued

Signatures on the petition, the previous request not to proceed and the present brief have been compared with the following result:

Signed petition and still wish Speed Bumps	-	3
Signed petition but now opposed to Bumps	-	15
Did not sign petition, opposed to Bumps	-	4
Did not sign petition or either request not to proceed	-	<u>3</u>
Total Owners	-	25

This count indicates that, at most, 6 owners now favour Speed Bumps and at least 19 are opposed.

Note:- The two requests not to proceed carried some 'half-signatures' (one of two joint owners). These could not have been accepted on a formal petition but are counted here because our experience is that half signatures will usually be made good if required. In any event, opposition by one of two joint owners means that there cannot be a majority of the two in favour.

There is also one property owned jointly by three persons. Two signed the petition, which was an accepted signature. One of these two signed the present brief. This has been counted as 'Signed petition but now opposed to Bumps' although the picture is not fully clear.

The sequence of events is of interest. The question of speed bumps arose while the petition for paving was being circulated and the speed bump petition was submitted after the paving petition but before the paving was done. Because of the difference in submission date, the paving was in the 1976 program but the speed bumps had to wait for the November plebiscite and the 1977 program. The lane was paved in the summer of 1976 and the Property Owners thus had the opportunity to see that the anticipated speeding did not develop.

No work has been done on these Speed Bumps.

The covering letter to the petition suggests, 'Slow, Children at Play' signs. It is not the City's policy to install such signs for the following reasons:

- (a) There is a blanket 15 miles per hour speed limit in all lanes, imposed in part because of children and other pedestrians;
- (b) While some children do play in lanes, they are not intended as playgrounds and it would be poor practice to install signs which might encourage this use;
- (c) If signs were justified in one residential lane, they would be justified in all. There are over 6,000 blocks of residential lanes in the City and the number of signs would equal the number now in effect for all other regulations.

PROCEDURE:

The Local Improvement Procedure By-law provides that signatures may not be withdrawn or countermanded after the Petition has been filed. In the legal sense, therefore, there is still a sufficiently-signed petition. Council, however, has the decision whether or not to undertake a project petitioned for. This Local Improvement project (Item 270 on Schedule 441) was one of the number undertaken by a Motion of Council on 24 February, 1977.

Cont'd.....

MANAGER'S REPORT, MAY 27, 1977 (WORKS A1 - 5)

Clause 4 continued

The City Engineer recommends that the project not proceed and that Council rescind its motion of February 24 as it applies to this project.

The City Manager RECOMMENDS acceptance of the foregoing recommendation.

FOR COUNCIL ACTION SEE PAGE(S) 225 & 226

Manager's Report, May 27, 1977 (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERSINFORMATION AND RECOMMENDATION:

1. Mt. Pleasant N.I.P./R.R.A.P.
Six Month Progress Report

The Director of Planning reports as follows:

"I BACKGROUND

On September 28, 1976 Council approved the Mt. Pleasant N.I.P. Concept Plan which contained funding allocations for N.I.P. projects and planning policies to guide future development in the Mt. Pleasant N.I.P. Triangle. It is a requirement of C.M.H.C. that a progress report on implementation of N.I.P. projects be prepared at six month intervals.

Council approved the following Mt. Pleasant N.I.P. allocations. The allocations as at December 31, 1976 are:

	<u>TOTAL</u>	<u>FED.</u>	<u>PROV.</u>	<u>CITY</u>
1. Kivan Boys' & Girls Club	\$ 250,000	\$ 71,428	\$ 35,714	\$142,858
2. Neighbourhood House	190,000	95,000	47,500	47,500
3. Parks - S. China Creek	157,000	78,500	39,250	39,250
Robson	180,000	90,000	45,000	45,000
Sunnyside	32,000	16,000	8,000	8,000
4. Schools	50,000	25,000	12,500	12,500
5. Administration	89,047	44,524	22,262	22,261
6. Bus Shelters	45,000	11,250	5,625	28,125
7. Street Curbing	475,000	118,750	59,375	296,875
8. Trees (Boulevards)	100,000	25,000	12,500	62,500
9. Traffic Plan	80,000	20,000	10,000	50,000
10. Public Safety Measures on E. 12th	10,000	2,500	1,250	6,250
11. Contingencies	59,458	29,729	14,865	14,864
TOTAL IMPLEMENT- ATION STAGE	\$1,717,505	\$627,681	\$313,841	\$775,983
PLANNING STAGE	59,637	29,819	14,909	14,909
TOTAL MT. PLEASANT NIP FUNDS	\$1,777,142	\$657,500	\$328,750	\$790,892
=====				

In January, 1977, CMHC and the Province gave approval to the Mt. Pleasant N.I.P. Concept Plan.

II INTENT AND PROGRESS

This report outlines how the Mt. Pleasant N.I.P. allocations are to be spent, details the progress which has been made to date and indicates upcoming actions to be taken by the Planning Department and other civic bodies.

Cont'd . . .

Manager's Report, May 27, 1977 (BUILDING: A-4 - 2)

Clause 1 Cont'd

1. Kivan Boys and Girls Club (\$250,000)

This project entails replacement of the existing fire damaged, outdated Club building located at 12 Ave & St. Catherines Street. Kivan provides social/recreational programs and opportunities to local boys and girls, ages 7 to 17, and is operated by the Boys/Girls Clubs of Canada. In 1975 active members numbered about 120. The Club has served the area since 1937 and is generally well regarded by area residents.

Since approval of the N.I.P. Concept Plan additional investigation into location requirements and possibilities has been undertaken. The \$250,000 will be utilized by the Boys & Girls Club towards constructing a new facility on City owned land. The Club will supplement the N.I.P. funds through additional monies, donated materials and professional services. The Citizens N.I.P. Committee, Planning Dept., other civic bodies and the Boys/Girls Club are working to resolve outstanding details prior to submitting an implementation report in May for consideration of Council.

Resulting from Kivan's long service to the community many local residents regard the reconstruction project as the N.I.P. Committee's most important venture and are eager to re-establish the Club in the neighbourhood as soon as possible.

2. Neighbourhood House (\$193,000 - includes \$3,000 contingency funds)

This major project is now almost complete. On February 15, 1977, Council approved the purchase of 535 E. Broadway for use as a Neighbourhood House to be operated under the auspices of N.S.A. (Neighbourhood Services Association). The Neighbourhood House Staff has been hired, a Citizen's Management Board appointed and programming started at 535 E. Broadway. The Planning Department will soon report to Council outlining recommended details of a long term lease agreement between the City and N.S.A.

3. Parks (\$369,000 total) - South China Creek (\$157,000), Robson (\$180,000), Sunnyside (\$32,000)

Following a Citizen involvement process (park design-ins, surveys, meetings) that occurred in mid-1976, the Park Board prepared concept drawings for N.I.P. park improvements. Subsequent discussion and modification to the plans has occurred. The Park Board will provide final plans in June, 1976 with partial implementation to follow at summer's end. The South China Creek improvements include closing a portion of E. 10 Ave (approved by Council Sept. 28, 1976). A Park Improvements Implementation Report will be forwarded to Council in August.

4. Schools (\$50,000)

This allocation is for the two area schools: Dickens and Nightingale Elementary. Suggestions to date for the \$50,000 have focused on improvements to school grounds. Implementation will likely occur in 1978, after further consultation with teachers and students has occurred.

5. Administration (\$89,047 - includes \$3,372 contingency funds)

These funds cover all citizen participation costs (meetings news-flyers, etc.), site office overhead, salaries and R.R.A.P. Promotion. At year's end the Planning Dept. will report on 1978 administration.

Cont'd . . .

Clause 1 Cont'd6. Bus Shelters (\$45,000)

Bus shelters ranked as the top priority for funds in the May, 1976 N.I.P. Questionnaire distributed throughout the Mt. Pleasant Triangle. In April 1977 Council decided to delay installation of the Mt. Pleasant N.I.P. "City Style" shelters for 6 months to 1 year. This will enable Mt. Pleasant N.I.P. to take advantage of existing stock about to become available for relocation once the commercial shelter program gets underway. This approach represents a considerable saving of monies over new construction. In six months (October, 1977) the Planning Department will review the progress on this item for report back to Council.

7. Street Curbing (\$475,000)

These N.I.P. funds will be used to subsidize (up to 25%) the cost of curbing and paving all unimproved streets (87 blocks out of a total 134 blocks) in the N.I.P. Triangle. The total estimated cost is approximately \$2 million. Property owners and the Streets Capital Fund will be subsidized alike. The work will be done in two stages - 1977 and 1978. Recently, Council approved the necessary Supplementary Capital Funds (\$462,000) to cover the City's share of the first stage. A report to Council regarding N.I.P. funds is forthcoming in May 1977. "Notices of Intent" will be sent to affected property owners in June, a Court of Revision is scheduled for July and the 1977 work will be undertaken from August to October.

Many people regard the curbing program as an extremely important N.I.P. project. It will have far reaching benefits in terms of services and aesthetics throughout the entire N.I.P. community. Also, it a good opportunity for the City to further its longstanding curbing program.

8. Trees - boulevards (\$100,000)

To ensure quick installation of boulevard trees following the major curbing project noted above \$100,000 has been set aside to assist the Park Board. Normally, boulevard trees are installed as funds permit. In this case, without supplementary funds, the size of the Mt. Pleasant N.I.P. curbing project would have caused considerable delay in planting boulevard trees.

9. Traffic Plan (\$80,000)

In 1974, at the request of local residents, the Engineering Department completed a survey of traffic, parking and accidents in the Triangle and recommended installation of several traffic management devices. In 1976, through N.I.P., the data was updated and the recommendations again discussed by area residents. A modified version of the original plan (3 traffic circles and 1 traffic diverter) was subsequently approved by Council in September, 1976 as part of the N.I.P. Concept Plan. Implementation will occur in Fall, 1977.

10. Public Safety Measures on E. 12 Ave. (\$10,000)

These funds are to cover pedestrian safety measures for E. 12 Ave. that could emerge as a result of future Engineering Dept. studies related to Kivan.

11. Contingencies (\$59,458 less \$3,000 to Neighbourhood House = \$56,458)

This allocation will be held in reserve pending implementation of other projects.

12. R.R.A.P. (Residential Rehabilitation Assistance Program)

R.R.A.P. funds are 100% Federal monies (except

Manager's Report, May 27, 1977 (BUILDING: A-4 - 4)

Clause 1 Cont'd

Promotion which is cost shared) and are separate from the N.I.P. allocations outlined above. However, R.R.A.P. is an integral part of Neighbourhood Improvement and has been extremely successful in Mt. Pleasant. From March, 1976 to March, 1977, 100 buildings (about 7% of all residential buildings in the area) containing a total of 140 units were rehabilitated under R.R.A.P. at a cost of \$400,000. It is expected that a similar number of buildings will be rehabilitated each year through to 1980. Council should note that the take-up on R.R.A.P. in all Vancouver areas is excellent.

The Director of Planning submits the foregoing for the INFORMATION of Council and RECOMMENDS:

THAT Council submit the Mount Pleasant N.I.P. Six Month Progress Report to the Federal and Provincial Governments for information."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council and RECOMMENDS the foregoing recommendation of the Director of Planning be approved.

RECOMMENDATION:

2. Mt. Pleasant N.I.P. Neighbourhood House Lease

The Director of Planning reports as follows:

"I. BACKGROUND

On September 28, 1976, Council approved the Mount Pleasant N.I.P. Concept Plan which included the following:

'Encourage the establishment of a Neighbourhood House within or adjacent to the N.I.P. Triangle by providing up to \$190,000 towards this objective.'

Pursuant to the above, on February 15, 1977, Council (In Camera) approved the purchase of 535 East Broadway with N.I.P. funds for use as a Neighbourhood House.

Council further instructed City Officials to enter into lease negotiations with N.S.A. (Neighbourhood Services Association) for report back. The lease is the subject of this report.

The premises at 535 East Broadway comprise a two-storey frame and concrete block building erected in 1976 on a lot 33' x 122' zoned C-3A. Given current and anticipated future population characteristics for the area, the building's location, size and design (with minor modification) are considered ample to provide Neighbourhood Services for many years to come. It is worth noting that the Neighbourhood House is presently the sole "community building" in the general N.I.P. area.

Neighbourhood House services are now established in the new premises staffed by a full-time Director, secretary, teen worker, ethnic worker, handymen, and several volunteers.

II. TERMS OF LEASE

Based on discussion between N.S.A. and City Officials, the following basic terms are recommended for inclusion in the lease arrangement between the City and N.S.A.

- a) Term 8 years, commencing April 1, 1977, with an option to renew for a further 8 years. It should be noted that under C.M.H.C. N.I.P. regulations, 8 years is the minimum lease term allowed for a community facility such as this.

Cont'd . . .

Clause 2 Cont'd

- b) N.S.A. shall provide neighbourhood services (social, recreational, cultural, educational) at 535 E. Broadway at nominal or no cost to the general neighbourhood population for the term of the lease agreement, the provision of such services to be at all times to the satisfaction of the City.

- c) Annual Rent. In view of the fact that N.I.P. funds (Social/Recreational Account) were used to purchase the subject site and that N.S.A. is a registered non-profit society, the Director of Planning recommends a nominal annual rent.

The Director of Planning notes that in other instances where non-profit organizations lease city property the annual rent is often a nominal amount (example: Boys and Girls Clubs of Greater Vancouver).

In this respect, the Supervisor of Properties estimates the fair market rent for this property to be \$1675/month (\$1000 main floor and \$675 top floor) or \$20,000/year.

- d) N.S.A. may not sublet at a net profit to N.S.A. without first receiving prior written permission from the City. N.S.A. may, however, recover operating costs incurred as a direct result of sponsored groups using space or staff resources in the Neighbourhood House (example of sponsored groups: seniors program funded by New Horizons, Summer Fun program funded by Canada Works).
- e) Alterations to and Maintenance of Property. N.S.A. is to be responsible for all alterations and renovations in order to make the premises more suitable for operating a neighbourhood house. Structural alterations will not be undertaken without written permission from the City. N.S.A. is to be responsible for proper maintenance of the property arising from normal wear and will pay all utility costs in connection with the buildings use for the term of the lease. The City is to be responsible for major structural and equipment maintenance only.
- f) Other. The lease agreement is to be drawn up to the satisfaction of the Director of Legal Services.

III. POLICY FOR FUTURE USE OF PROPERTY OR FUNDS ACQUIRED THROUGH FUTURE SALE

Since the subject property was purchased with Mt. Pleasant Neighbourhood Improvement funds (Social/Recreational Account), it is recommended that future use of the property or funds acquired through future sale be confined to uses within the general category of 'providing neighbourhood services' to the general Mt. Pleasant N.I.P. area.

IV. The Director of Planning RECOMMENDS:

- 1) That the City enter into a lease with N.S.A. for their use of 535 East Broadway in a form satisfactory to the Director of Legal Services in accordance with the conditions aforesaid, including provision for a nominal annual rental to be set by Council.
- 2) That future use of 535 East Broadway or funds acquired through future sale be confined to uses within the general category of 'providing neighbourhood services' to the general Mt. Pleasant N.I.P. area."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

3. East Thirty-First Avenue (North side of East 31st Avenue between Fraser Street and Prince Albert Street).
Lot 44, Block 9, D.L. 's 391 & 392

Present Zone: (RS-1) One-Family Dwelling District.
Requested Zone: (RT-2) Two-Family Dwelling District.

Applicant: Mr. M. Katz, Architect.

The Director of Planning reports as follows:

'An application has been received from Mr. M. Katz, Architect, requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RS-1) One-Family Dwelling District to (RT-2) Two-Family Dwelling District for the purpose of:

'To develop Lot 44 in conjunction with Lots 18, 19, 20, 21 and 22 and portion of lane for the purpose of erecting a townhouse project as per attached drawings.'

SITE DESCRIPTION

The site is comprised of one lot located on the north side of East 31st Avenue adjacent to the unopened lane east of Fraser Street. The site measures 33 feet along the fronting street and has a depth of 146 feet to the lane at the rear. Site area is 4,838 square feet (See Appendix A).

The site is zoned (RS-1) One-Family Dwelling District and is presently vacant. The site falls some 16 feet from the front on East 31st Avenue to the lane at the rear.

Flanking the site on the west is an unopened City lane. Further to the west and fronting onto Fraser Street the lands are zoned (RT-2) Two-Family Dwelling District and developed as follows:

Lots 19-22 inclusive:	Vacant.
Lot 18:	1 storey plus basement one-family dwelling in fair/good condition.
Lot 17:	Vacant.
Lot 16:	1 storey plus basement one-family dwelling in good condition.
Lot 15:	1 storey one-family dwelling in fair condition.

These lots slope down abruptly from Fraser Street and also from East 31st Avenue. A retaining wall approximately 10 feet in height has been constructed for the full block distance along Fraser Street. No vehicular or pedestrian access exists from these lots to Fraser Street.

Lands on the west side of Fraser Street, north of East 31st Avenue and fronting onto Fraser Street, are zoned (RT-2) Two-Family Dwelling District and developed with one and two-family dwellings.

The lands to the north, east and south of the site are zoned (RS-1) One-Family Dwelling District and generally developed with 1 storey plus basement one-family dwellings in good condition. Lands north of East 30th Avenue and fronting onto Fraser Street are zoned (C-2) Commercial District and developed with mixed commercial and residential uses.

The lands across East 31st Avenue and fronting onto the east side of Fraser Street are zoned (RT-2) Two-Family Dwelling District and developed with a Church on the southeast corner and generally older one and two-family dwellings and multiple conversion dwellings further to the south along Fraser Street.

The lands on the southwest corner of Fraser Street and East 31st Avenue are zoned (RS-1) One-Family Dwelling District and developed with Mountain View Cemetery. (See Appendix B).

PROPOSED DEVELOPMENT

The applicant submitted a set of drawings with the application which were stamped

Cont'd . . .

Manager's Report, May 27, 1977 (BUILDING: A-4 - 7)

Clause 3 Cont'd

"Received, City Planning Department, April 28, 1977." The plans indicate a town-house development on a site comprised of Lot 44 (the lot for which rezoning has been requested), the unopened portion of the City lane and Lots 18 to 22 inclusive. This site has a total area of 28,770 square feet. (See Appendix C).

CALCULATIONS:

Site Area:	28,770 square feet	
Floor Space Ratio:	Permitted:	0.75
	Proposed:	0.74
Floor Area:	Permitted:	21,577 square feet
	Proposed:	21,159 square feet
Site Coverage:	Permitted:	40%
	Proposed:	39%
Height:	Permitted:	2 storeys plus cellar (maximum)
	Proposed:	2 storeys plus cellar
Total Dwelling Units:	29 - 2-bedroom units (average 720 square feet).	
Parking:	Required:	29 spaces (1 space/725 square feet)
	Proposed:	30 spaces (underground)
Setbacks:	<u>Required</u>	<u>Proposed</u>
From south property line:	24 feet	25 feet
From north property line:	35 feet	35 feet
From east property line:	7 feet	7 feet
From west property line:	10 feet	10 feet

URBAN DESIGN PANEL

The Urban Design Panel considered the application on January 6, 1977 and recommended that the application be approved.

CITY ENGINEER

The City Engineer, in a memorandum dated May 13, 1977, comments as follows:

"(a) A portion of the City lane east of Fraser Street will be required to be closed and the site consolidated. Application has been received from the applicant requesting this closure and this department is now preparing a report on this matter for City Council's consideration recommending closure.

(b) A Bulkhead agreement for the support of the surrounding streets and lane will be required."

ANALYSIS

Due to the abrupt slope of the unopened City lane up to East 31st Avenue, the City Engineer has indicated that acquisition and development of the lane in conjunction with adjoining lands is possible. Approval of this acquisition would, of course, depend on appropriate utility easement and possible undergrounding arrangements.

The site under consideration, in conjunction with the unopened City lane and those lands fronting onto Fraser Street, could be developed to provide well-designed town-houses comprised of two and three-bedroom units. Inclusion of these lands will also afford a better opportunity to sensitively relate the scheme to adjoining lands developed with one-family dwellings and ease the impacts of vehicular access to those lands fronting onto Fraser Street. Special care will be needed in the design to relate the housing to the retaining wall along Fraser Street.

Cont'd . . .

Clause 3 Cont'd

If the site is to be developed, a number of factors must be considered. Firstly, the unopened City lane would necessarily have to be acquired and utility easements provided to the satisfaction of the City Engineer. Secondly, the site would have to be consolidated into a single parcel before the rezoning is enacted in order to ensure that these lands are developed in a comprehensive manner. Finally, townhouses are a conditional use (requiring special approval by the Director of Planning) on lands zoned (RT-2) Two-Family Dwelling District. Should the rezoning be approved, the Director of Planning would be prepared to approve a Development Permit Application for a well-designed townhouse development subject to the following provisions:

1. Adequate emergency access to all portions of the site be provided to the satisfaction of the City Fire Chief.
2. Adequate on-site loading facilities be provided to the satisfaction of the Director of Planning to service the development due to the topographic restrictions of servicing the units from the abutting streets.
3. The maximum height of all buildings and structures above ground level do not exceed 35 feet.
4. Adequate design to mitigate against undue noise penetration into the development from Fraser Street.
5. Any other conditions as established by the Director of Planning on considering a Development Permit Application for townhouses on this site.

RECOMMENDATION: The Director of Planning recommends that the following recommendation be received and the whole matter be referred direct to a Public Hearing:

That the application for Lot 44, Block 9, D.L.'s 391 & 392 be approved subject to the following:

- i) That the unopened City lane be acquired and any existing utilities be relocated or contained within a suitable easement to the satisfaction of the City Engineer.
- ii) That Lots 18-22 inclusive plus the closed lane plus Lot 44 be consolidated into one parcel and so registered in the Land Registry Office.

Should the above conditions not be complied with by the owners within 180 days from the date of the Public Hearing, then the approval granted at the Public Hearing shall expire. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

INFORMATION:4. Letter to Office Developers in the City of Vancouver

The Director of Planning reports as follows:

"On March 8, 1977, Council resolved:

'THAT the Director of Planning continue to request information from applicants who wish to develop offices in the City to explain their reasons for locating in the City and that the letter attached as Appendix I be used for that purpose.'

Council further resolved:

'THAT the Director of Planning continue to encourage developers of offices in the City to consider a location in the regional town centres outside the City where appropriate.'

The Council minutes for March 8, 1977 also note that:

'(The Mayor advised that he and some other members of Council would meet with Mr. Farry, G.V.R.D. Planning Department, and the Director of Planning to review the office development process for report back.)

Cont'd . . .

Clause 4 Cont'd

On March 21, 1977 the Mayor, Alderman Kennedy, Mr. Farrv. and the Director of Planning met to discuss this matter. Agreement was reached on the content and format of a letter which is to be sent to all people proposing major office developments (exceeding 20,000 square feet) in the City of Vancouver.

A sample of the letter is attached to this report.

This matter is reported to Council for information."

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION:

5. Grandview-Woodland N.I.P. Appropriation:
Tree Planting and Litter Containers

The Director of Planning and the City Engineer report as follows:

"The Grandview-Woodland Neighbourhood Improvement Program was officially established by City Council on August 24, 1976; resident involvement in the planning stage of the program was initiated on November 9, 1976 with the establishment of a citizens' committee to advise City Council on N.I.P. expenditures in the area. The Committee has been working with the City Planning Department towards the completion of a N.I.P. concept plan, which is scheduled for presentation to Council's Planning and Development Committee in mid-June, 1977.

The Grandview-Woodland N.I.P. Committee has identified the lack of landscaping at Laura Secord and Sir William Macdonald Schools (which front East Broadway and East Hastings Street respectively) as a problem that should be resolved through the Neighbourhood Improvement Program. The parents' committees and principals of these schools have suggested that the planting of closely-spaced trees along these street frontages would enhance the school grounds aesthetically, and at the same time provide some relief from heavy traffic noise which presently distracts students from classroom work. The N.I.P. Committee agrees that this is an appropriate project and that it should be undertaken as soon as possible, in order to help publicize the availability of N.I.P. funds in the area and demonstrate that relatively rapid implementation of N.I.P. projects is possible.

The project would involve the planting of 5 to 6 foot cedars, closely spaced along the rear boulevards fronting the 1900 Block East Hastings and 400 Block Victoria Drive, adjacent to Sir William Macdonald School; and a similar planting along the 2100 Block East Broadway, with seven individual cedars for decorative purposes along the 2500 Block Lakewood Drive, adjacent to Laura Secord School. The cost of the project is estimated to be \$11,350.00.

School Board officials have considered the proposal and have approved it with the stipulation that, should a significant increase in vandalism costs occur that are directly attributable to the screening affect of the trees, the Vancouver School Board may remove all, or a selected portion of the trees. No current vandalism problem exists at either school. School Board staff wish to be responsible for the planting and maintenance of these trees and since the trees would be located on City property (the rear boulevard) the City Engineer recommends that an encroachment agreement be arranged with the School Board to establish this responsibility. Such an agreement will be drafted by the Department of Legal Services. The Park Board will be consulted regarding suitable type of tree.

Another problem identified early in the planning process was a litter problem in the vicinity of neighbourhood grocery stores; the N.I.P. Committee believes that the installation of litter containers at fourteen locations selected in consultation with the City Engineering Department

Cont'd . . .

Clause 5 Cont'd

will help alleviate this problem. The cost of this project is estimated to be \$2,338.00; the City Engineer points out that the annual emptying and maintenance costs for each litter bin is \$150.00, and the 1977 Operating Budget should be increased to provide for this.

The total costs of these two street beautification projects would be \$13,688.00, and would be shared as follows:

	<u>Tree Planting</u>	<u>Litter Containers</u>
City of Vancouver (25%)	\$2837.50	\$ 584.50
C.M.H.C. (50%)	\$5675.00	\$1169.00
Province of B.C. (25%)	\$2837.50	\$ 584.50

The Planning Department concurs with the recommendation of the Grandview-Woodland N.I.P. Committee that these projects be carried out. Since they are being proposed as "demonstration projects" for the Grandview-Woodland Neighbourhood Improvement Program, and an implementation stage budget does not exist, it will be necessary to establish an account for Street Beautification, and to appropriate funds in advance from the Implementation Stage of the Program.

Central Mortgage & Housing Corporation concur with this report.

It is therefore recommended:

- I. That an Implementation Stage: Street Beautification Account be established from the Grandview-Woodland Neighbourhood Improvement Program;
- II. That \$15,000.00 be appropriated to this Account in advance from Grandview-Woodland N.I.P. Implementation funds (C.M.H.C. \$7500.00; City of Vancouver \$3750.00; Province of B.C. \$3750.00);
- III. That Council approve the expenditure of \$11,350.00 from the Implementation Stage: Street Beautification Account of the Grandview-Woodland Neighbourhood Improvement Program for installation of decorative and protective planting at Sir William Macdonald and Laura Secord Schools, as described in this report, cost to be shared as follows:

City of Vancouver	=	\$2837.50
C.M.H.C.	=	\$5675.00
Province of B.C.	=	\$2837.50.
- IV. (a) That Council approve the expenditure of \$2,338.00 from the Implementation Stage: Street Beautification Account of the Grandview-Woodland Neighbourhood Improvement Program for installation of concrete litter containers at fourteen locations in the Grandview-Woodland N.I.P. area, costs to be shared as follows:

City of Vancouver	=	\$ 584.50
C.M.H.C.	=	\$1169.00
Province of B.C.	=	\$ 584.50.

 (b) That Council approve from Contingency Reserve, an increase of \$525 in the Sanitation Branch Operating Budget for emptying and maintenance of these additional litter containers for the last quarter of 1977.
- V. That the School Board enter into the required encroachment agreement with the City of Vancouver."

The City Manager RECOMMENDS that the recommendations of the Director of Planning and City Engineer be approved.

A-6

MANAGER'S REPORT, May 27, 1977 (FIRE: A-6 - 1)

FIRE AND TRAFFIC MATTERSCONSIDERATION1. Street Closures to Accommodate a Japanese Canadian Centennial Arts Workshop Festival

The City Engineer reports as follows:

"In a letter dated March 24, 1977, Mr. R. Shiomi, Program Co-ordinator for the Japanese Canadian Centennial Arts Workshop Festival, requests that Dunlevy and Jackson Streets (both flanking Oppenheimer Park) between Powell and Cordova Streets be closed to vehicular traffic. This closure is to be effective 8:00 A.M. Saturday, June 11, 1977, to 9:00 P.M. Sunday, June 12, 1977, to accommodate the booths and staging required for the proposed festival.

As Jackson and Dunlevy Streets are not transit routes, B. C. Hydro operations will not be affected. The Police Department advises that they will provide special attention for this event and there are no objections from a Traffic Engineering standpoint.

Temporary signing and barricading will be required, as well as extra street cleaning. The estimated costs are as follows:

(1) Temporary signing and barricading	-	\$350.00
(2) Sanitation Department services	-	\$100.00
Total	-	\$450.00

Should Council approve the applicant's request to close to vehicular traffic, Dunlevy and Jackson Streets from Powell to Cordova Streets from 8:00 A.M. Saturday, June 11, 1977 to 9:00 P.M. Sunday, June 12, 1977, such approval should be subject to the following conditions:

- (1) The applicant enter into an agreement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closures, such indemnity to be in the form of insurance in which the City of Vancouver is named insured.
- (2) The cost of temporary traffic controls be borne by the applicant.
- (3) The cost of any street cleaning over and above normal street cleaning be borne by the applicant.
- (4) That no stakes or anchors be imbedded in City property.

In connection with items (2) and (3), the applicant requests a grant to cover the costs of temporary signing and barricading as well as extra street cleaning. It is estimated that the cost of this work will be \$450.00

The City Engineer submits for Council's CONSIDERATION the request of the Japanese Canadian Centennial Arts Workshop Festival for a grant to defray costs of signing and street cleaning at an estimated cost of \$450.00. The Comptroller of Budgets advises that if approved the source of funds will be Contingency Reserve."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION and if approved suggests the resolution be worded as a grant of up to \$450.00.

FOR COUNCIL ACTION SEE PAGE(S) 226

A-7

Manager's Report, May 27, 1977 (FINANCE: A-7 - 1)

FINANCE MATTERS

INFORMATION

1. 74th Annual Convention of U.B.C.M. -
September 21st, 22nd and 23rd, 1977

The City Clerk reports as follows:

"Official notification has been received of the 74th Annual Convention of the U.B.C.M. which will be held in Vernon on September 21, 22, and 23, 1977. The Convention Host is the City of Vernon and Convention headquarters is the Vernon Recreation Complex.

Registration fees are \$65.00 for delegates if received by September 9, 1977, and \$78.00 if received after September 9th. Spouse registration fees are \$35.00 if received by September 9th, and \$42.00 if received after September 9th. Fifty percent of these registration fees will be retained for any cancellations subsequent to that date.

All delegates who are elected representatives are entitled to vote.

Department Heads were requested to submit draft resolutions for Council consideration at the May 31st meeting. No draft resolutions have been received by this Office. The deadline for receipt of resolutions by U.B.C.M. is June 10, 1977.

The City Manager submits the foregoing report of the City Clerk for the INFORMATION of Council.

CONSIDERATION AND RECOMMENDATION

2. Provincial Government Complex - Blocks 51,
61 and 71, District Lot 541

The Director of Legal Services reports as follows:

Relative to the above matter the following is an extract from a minute of Council of 5 February, 1974, as amended by the Minister of Public Works by letter dated 6 February, 1974:-

"4. The City would lease to the Province for 50 years for the sum of 1 dollar per year portions of the sub-surface and air rights to the surrounding and enclosed streets as may be required by the Province for this development now and in the future. Relocation of existing utilities occasioned by the foregoing leases would be at Provincial Government expense."

The Provincial Government Complex occupies Blocks 51, 61 and 71, District Lot 541 as well as the sub-surface of portions of Smithe, Howe and Robson Streets.

Cont'd . . .

Clause #2 continued:

By lease dated 29 August, 1975, the City leased to the Province for 1 dollar for a term of 99 years, the sub-surface of a portion of Howe Street south of the intersection of Howe and Robson Streets for an automobile and truck tunnel. Because these tunnels serve Pacific Centre Limited as well as the Provincial Government Complex the Province requested that the Howe Street lease be for a term not exceeding 99 years to ensure Pacific's access to the streets. As a result, the Council did on 26 August, 1975, approve the extension of the term of the lease from 50 years to 99 years. At the same time it was reported to Council that the Province was prepared to lease the Court House Building on Block 51 for a term equivalent to the Howe Street lease rather than 50 years as originally agreed to by the parties. The extension of the term was made on the understanding that the sub-surface leases would be for 99 years.

Sub-surface leases of portions of Smithe and Robson Streets are now being prepared.

The Province has pointed out that while the premises leased under the Howe Street lease are to be used for truck or automobile traffic and access to the loading bays in Block 61, the uses of the sub-surface of Smithe and Robson may be more varied and complex, particularly in the Robson Street parcel. According to the Province, there will be parking, public plazas and malls, restaurants, food booths and an auditorium in the Robson Street parcel.

In the circumstances the Province advises that it will be subleasing to the "private sector" and will require the right to do so without obtaining the consent of the City (under the Howe Street lease such subletting was prohibited). Prohibition against assignments would continue. The Province suggests that provision be contained in the leases of the sub-surface of the portions of Smithe and Robson Streets for the Province to collect the equivalent of real property taxes on those portions of the leased premises which are sublet for commercial purposes and to remit such amounts directly to the City.

The Province advises that it is its policy to transfer most Crown building property into the name of the British Columbia Buildings Corporation established by statute in 1976. The Corporation is an agent of the Crown. Therefore the Province

Cont'd . . .

Clause #2 continued:

requests that the lease of the subsurface of the portions of Smithe and Robson Streets be made to the Corporation. The Province also requests the right to assign the Howe Street lease to the Corporation.

The requests of the Province have been reviewed by the Director of Finance and it is his opinion that if the sub-surface of the streets in question is to be leased to any private party, the City would expect to receive an appropriate market ground rent for any portion of the sub-surface used for commercial purposes from time to time. He further says that "it is obvious that the Province would intend to sublet the space to commercial operations on a market basis and I cannot perceive of any reason why the Crown should receive the value of rent that properly belongs to the City."

The Project Manager for the Provincial Government Complex states the following in opposing the payment by the Province of any rent for any portion of the sub-surface of Robson Street used for commercial purposes:-

- "1. In light of the costs of this project any rentals generated by the lease of these food facilities (a small portion of which lie under the street allowance) will not be adequate to recover the cost of construction even over a twenty five year period.
2. This portion of the project has been built as a public amenity; indeed, the ice rink which also lies under Robson Street may well only operate at a considerable loss. In its broadest sense the food fair and other facilities will also operate as a public amenity, providing a public service to a public space.
3. This design and subsequent development was based upon an agreed comprehensive package, one aspect of which was that the City would lease various areas, including subsurface rights under Robson Street, to the Province for a total of \$1.00.
4. The generation of commercial rentals in this part of the development under Robson Street by the B.C. Buildings Corporation should give no rise to any claim for ground rental, particularly when the income to be generated is inadequate to recover the cost of construction."

Clause #2 continued:

A review of the proposed sub-surface lease of portions of Smithe and Robson Streets with the Engineering Department indicates the need for two further agreements, namely: an encroachment agreement and a special sidewalk and roadway agreement. The Province proposes to place and maintain planters, shelters, decorative lighting, trees and plants on the street surface of Smithe and Robson Streets and for such purpose it will be necessary for the parties to enter into an encroachment agreement in respect thereto. The Province also proposes to construct and maintain decorative sidewalks and paving on the said street surfaces and for such purpose it will be necessary for the parties to enter into an agreement in respect thereto.

It is recommended that:-

(a) the lease or leases (as the case may be) of the sub-surface of those portions of Smithe and Robson Streets occupied by the aforesaid Provincial Government Complex be entered into between the City, as lessor and the British Columbia Buildings Corporation, as lessee, and that

- (i) the term be for 99 years rather than 50 years, commencing as of 29 August, 1974 (the date of commencement of the Howe Street lease);
- (ii) the lessee may sublet the premises without the consent of the City;
- (iii) the lessee shall pay or cause to be paid to the City the equivalent of real property taxes which would have been levied on the portions of the leasehold premises sublet by the lessee but for exemption from taxation by the Vancouver Charter or the lessee shall pay or cause to be paid to the City any and all real property taxes (if any) levied on the portions of the leasehold premises sublet by the lessee.

(b) the Province be permitted to assign the Howe Street lease dated 29 August, 1975, and made between the City, as lessor and Her Majesty the Queen in right of the Province, as lessee, to the British Columbia Buildings Corporation.

(c) the City enter into an encroachment agreement with the Province (or the British Columbia Buildings Corporation if the Province requests) permitting the construction, repair

Cont'd . . .

Clause #2 continued:

and maintenance of planters, shelters, decorative lighting, trees, plants and such other encroachments as the City Engineer considers acceptable on the street surfaces of the said portions of Smithe and Robson Streets with provision for subsequent removal of such encroachments.

(d) the City enter into an agreement with the Province (or the British Columbia Buildings Corporation if the Province requests) permitting the construction, repair and maintenance of decorative sidewalks, and paving on the street surfaces of the said portions of Smithe and Robson Streets with provision for subsequent removal of such works.

(e) the provisions of the aforesaid lease or leases and agreements be satisfactory to the Director of Legal Services, City Engineer and Director of Finance.

The matter of charging the lessee of the sub-surface of the portions of Smithe and Robson Streets occupied by the aforesaid Provincial Government Complex a market rent for the portions of the leasehold premises sublet by the lessee is submitted to the Council for its consideration.

The City Manager RECOMMENDS approval of Recommendations (a) to (e) and submits for CONSIDERATION the question of charging the lessee a market rent for the portions of the leasehold premises sublet by the lessee.

FOR COUNCIL ACTION SEE PAGE(S) 227

PERSONNEL MATTERS

RECOMMENDATION:

1. Orthoptist Position, Requested Increase from
10 Month Position to Full Time

The Medical Health Officer reports as follows:

"Council on January 11, 1972 authorized a position of orthoptist at 40% time (2 days per week) which had been requested to fulfill a need for the Vancouver School Board and the Richmond Health Department. This was later expanded to a ten month annual position to conform to the school year which it primarily serves. Both the Vancouver and Richmond School Boards have requested that this service be expanded to the equivalent of a full time 12 month position and have agreed to reimburse the City in full for this service. The Health Department has, accordingly, increased its recovery of costs in the 1977 operating budget to cover this increase in service.

If this service is approved, there will be no net increase in cost to the City over that of 1976, and the actual increase of \$1926 in expenditure in the 1977 fiscal year can be covered by the present Health Department operating budget.

The Medical Health Officer recommends that the Orthoptist position currently authorized as a ten month position be increased to a full time 12 month position effective January 1, 1977 at no additional cost to the City."

The City Manager RECOMMENDS that the recommendation of the Medical Health Officer be approved.

2. Establishment of One (1) Full Time Position,
Truck Driver Health Department

The Medical Health Officer reports as follows:

" This report will review Health Department support functions of Storekeeping, and Delivery of supplies and will recommend necessary changes.

Over 18 years ago, a combined storekeeper/driver position was established.

Effective October 1, 1976 Council approved a split into:

- Storekeeper - 1 full time position
- Driver - 1 half time position

The extra funds for this additional half time position were fully recovered from the Provincial Government as part of Home Care funding.

This new arrangement has not been sufficient. The Home Care supply management and delivery does not exceed the equivalent of a half time position, but the rest of the Health Department services are not adequately covered by the equivalent of one full time position.

In 1949 the Health Department operated out of only six locations. Decentralization (15 Health Department service locations) and an increasing complexity of programs has outstripped the 1949 allocation of staff. Increasing complexity of supplies has required us to introduce a Central Purchasing and Storekeeping System which follows up outstanding orders and maintains inventories of capital assets and supplies. The Storekeeper is therefore unable to help out the half time driver.

Clause No. 2 continued

The apparent solution is to increase the half time position to full time.
The amount required to fund this permanent full time position is as follows:

<u>Truck Driver</u>	<u>June 1, 1977-Dec.31,1977</u>	<u>Jan.-Dec. 1978</u>
Salary \$874.00 x 7 mos. (P.G.'15 \$874.00- \$1031/mth.)	\$6,118.00	\$10,488.00
Employee Fringe Benefits (13%)	<u>796.00</u>	<u>1,364.00</u>
	\$6,914.00	\$11,852.00
 <u>Less 50%</u> Recoverable from Metropolitan Board of Health (Home Care)	 <u>\$3,457.00</u>	 <u>5,926.00</u>
City Share	\$3,457.00	\$ 5,926.00

- The Medical Health Officer recommends that:
- a) one (1) permanent full time position of Truck Driver be established effective June 1, 1977
 - b) The half time driver position in the Health Department be deleted
 - c) The sum of \$3,457.00 be funded for the period June 1, 1977 to December 31, 1977 - the sum of \$5,926.00 will be included in the Departmental Accounts for 1978.

The Comptroller of Budgets and Research advises that if the foregoing report is approved, funds will be available from Contingency Reserve."

The City Manager RECOMMENDS that the recommendation of Medical Health Officer be approved

FOR COUNCIL ACTION SEE PAGE(S) 227

MANAGER'S REPORT, MAY 27, 1977 (PROPERTIES: A9 - 1)

PROPERTY MATTERS

RECOMMENDATION:

1. False Creek - Resubdivision of City-owned land southwest corner 6th Avenue & Laurel Street

The Supervisor of Properties reports as follows:

"On August 24, 1976, Council approved the development of Lots 7-14, Block 296, D.L. 526, Plan 590 situated at the southwest corner of 6th Avenue and Laurel Street, by the development team of DAON Development Corporation, H. Haebler Co. Ltd. and Hawthorne Landsfield Towers. DAON subsequently withdrew and on April 5, 1977, Council approved a recommendation that a ground lease under the terms previously approved by Council be executed between the City and H. Haebler Co. Ltd. for the development of the City-owned site. The lease of the property is currently being prepared by the Director of Legal Services.

The development permit has been issued. However, the site in question requires resubdividing before the development can proceed. The proposed plan of subdivision has been submitted and is presently being reviewed by the Director of Planning.

In order to avoid delay in registration of the plan of subdivision and commencement of development, authority for the plan of subdivision to be signed on behalf of the City of Vancouver, as owner, is being sought ahead of time. It is therefore recommended that a plan of subdivision of Lots 7-14 inclusive, Block 296, D.L. 526, Plan 590, satisfactory to the Director of Planning and the City Engineer, be prepared by the Surveyors for the developers and that after the plan has been approved by the Approving Officer it be signed on behalf of the City of Vancouver and deposited for registration in the Land Registry Office."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Burrard Street Widening : Purchase of portion of property 1794 - 1796 West Broadway

"Reference is made to the City Manager's report (Fire and Traffic) dated June 11, 1976, approved by Council on June 15, 1976, instructing the Supervisor of Properties to negotiate the acquisition of properties required for the Burrard Street widening.

The owner of Lot 1, Block 348, D.L. 526, Plan 590, being 1794-96 West Broadway has agreed to convey the West 7 feet X 125 feet of land for the sum of \$21,875.00, this price to be inclusive of all considerations.

It is recommended that the Supervisor of Properties be authorized to acquire that portion of the above property required for road purposes shown on plan marginally numbered LF8040 on the foregoing basis, chargeable to Account Code #146/5921."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Cont'd.....

MANAGER'S REPORT, MAY 27, 1977 (PROPERTIES : A9-2)

3. Expropriation for Burrard Street
Widening - 1720, 1770 Burrard St.

The Supervisor of Properties reports as follows:

"The City Engineer is proposing to carry out the widening of Burrard Street early in the summer of 1977. In this regard, negotiations with most of the owners involved have been finalized.

However, after a long period of intensive negotiation, no agreement has been reached with the owner of 1720 Burrard Street, legally described as Lot "A", Block 218, District Lot 526, Plan 590 and 1770 Burrard Street legally described as Lot 40, Block 218, District Lot 526, Plan 590.

Following consultation with the Director of Legal Services, it is proposed to proceed with expropriation of those portions of Lots "A" and 40, Block 217, District Lot 526, Plan 590 required for the widening of Burrard Street as shown on City Engineer's Plan of Occupation, dated August 6, 1976, to enable development work to proceed on schedule.

It is therefore recommended:

- A. That the offers of \$7,350 for part of Lot "A" (1720 Burrard Street) and \$5,000 for the west seven feet of Lot 40 (1770 Burrard Street) made to the owner through the Office of the Supervisor of Properties on behalf of the City, be confirmed as representing due compensation for the properties to be acquired.
- B. That since the City has failed to come to an agreement with the owner to acquire the said properties for the sums offered, the said properties be expropriated and that the resolution for that purpose submitted under "motions" be passed.
- C. That Mr. E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owner by reason of said expropriation."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

INFORMATION:

4. Demolition - 2780 S.E. Marine Drive

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for demolition of the structure listed below and have awarded the contract to the low bidder as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>
2780 S.E. Marine Dr. Block 66 W½, D.L. 258 & 329	Property Endowment Fund	Jack Olar

Cont'd.....

MANAGER'S REPORT, MAY 27, 1977 (PROPERTIES: A9-3)

Clause No. 4 continued

<u>City to Pay</u>	<u>Code No.</u>	
\$645.00	5927/9820	"

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

5. City of Vancouver Physical Asset Insurance

The following report has been received from the Director of Finance and the Supervisor of Properties:

"The City's three year Physical Asset Insurance Policy expired on April 1, 1977. This policy insured some \$230,000,000.00 of City buildings and contents on a replacement cost basis and was subject to a deductible of \$15,000 for each and every loss.

The annual premium based on current insurable values was \$168,579.00.

City Council in May 1975 appointed the firm of Reed Shaw Stenhouse Limited as the City's Broker for a period of six years. Council at that time recognized that insurance market conditions were deteriorating and the City was going to need the maximum effort of its Broker to maintain a suitable standard of insurance coverage.

In spite of extremely difficult insurance market conditions and the City's poor loss experience, the City's insurance broker, Reed Shaw Stenhouse Limited were successful in replacing this insurance subject to the following changes:

- (A) Increase the deductible from \$15,000 to \$25,000 each and every loss.
- (B) Increase in premium of \$27,711 or 16.4%
- (C) Limit of Liability \$35,000,000 any one loss
- (D) Term - one year.

While these changes are significant, they were not entirely unexpected. During the period August 1, 1973 to April 1, 1976 Underwriters received premiums of \$448,896.00 on a gross basis. During the same period, the City's losses, paid or outstanding totaled \$481,835.00. It is apparent that this risk has not been a profitable one for insurers.

The City Manager submits the foregoing report of the Director of Finance and the Supervisor of Properties for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 227 & 228

MANAGER'S REPORT

May 9, 1977

B

TO: Vancouver City Council

CLASSIFICATION: RECOMMENDATION

SUBJECT: Sale of Land in the Thunderbird Area
to Akali Singh Sikh Society

The Supervisor of Properties reports as follows:

"On November 9, 1976, City Council approved the recommendation of the Standing Committee on Planning and Development to sell a 3.8 acre site, located on the East side of Skeena Street between East 2nd and East 5th Avenues, to the Akali Singh Sikh Society at a purchase price of \$100,000.00 per acre.

Other conditions of the sale were:

- ' ii) Obtaining a development permit;
- iii) Entering into an agreement with respect to any necessary bulkheads and utility easements;
- iv) Paying for the relocation and removal of utilities and services where required;
- v) The date of sale being 120 days from the date of Council's approval of the sale, or the date of the re-zoning of the property to allow construction of a temple, whichever is the sooner;
- vi) The purchaser or lessee satisfying himself re soil conditions before entering into an agreement with the City;
- vii) The Society entering into an agreement undertaking to comply with the City's existing policy for aid and/or subsidies to non-profit organizations as approved by Council on December 3, 1974. '

By letter dated May 3, 1977, (Addendum 1) the Society has agreed to abide by conditions (ii), (iii), (iv) and (vi). Conditions (v) and (vii) are the subject of this report to Council.

CONDITION (V) - DATE OF SALE

The Society have obtained their re-zoning and the sale date is presently established as March 8, 1977, in accordance with Council's instructions. However, the site had not been created by resubdivision by this date. The subdivision plan creating the site is expected to be registered at the Land Registry Office by approximately mid-May 1977. As the City was not in a position to convey the site on March 8, 1977, it is recommended that the date of sale be adjusted from March 8, 1977, to the date of registration of the subdivision plan at the Land Registry Office or the date of Council approving this report, whichever is the later.

CONDITION (VII) - ELIGIBILITY FOR SUBSIDIES

The Society was advised of the eligibility criteria for subsidies (e.g. purchase price below market value) established by Council on December 3, 1974, and was asked to advise this division on their standing in this regard. The Society's answers indicate they meet some of the criteria. The matter of whether or not the Society meets the following criteria is submitted to Council for consideration:

May 9, 1977

Re: Sale of Land in the Thunderbird Area
to Akali Singh Sikh Society

Criteria (ii)

It must provide for activities normally financed or assisted by the City (e.g., through Parks and Recreation, Civic Auditorium Board, Art Gallery, etc.)

The Society's comments:

"We are planning to provide space for a day-care centre as well as the equivalent of two classrooms for use by the public at large."

Criteria (iii)

It must provide facilities for which there is a need at that time and in that locality, as assessed by Council, the Park Board or other appropriate civic body.

The Society's comments:

Same as for (ii) above.

Criteria (vii)

The capital costs must be judged reasonable by the City.

The Society's comments:

"We estimate that the cost of land and buildings would be approximately \$1.2 million."

Criteria (viii)

The sponsoring society must demonstrate that it has secured other methods of fund-raising and cannot proceed without the City's aid.

The Society's comments:

"We explained to the Committee that it would not be possible for us to buy the land at market value and still do a good job of providing all the facilities that we planned and the City accepted our position.."

NOTE:

This is not recorded in the Community Services Standing Committee's minutes, (see Addendum II). However, it is noted in the Society's original submission that they own the present Temple property and bought three more adjoining properties to expand the Temple facilities.

According to the Council Resolution of December 3, 1974, to be eligible for the subsidy represented in the purchase price, the Society must "fully meet all criteria". A copy of the criteria and procedures adopted by Council is appended as Addendum III.

Page 3
May 19, 1977

Re: Sale of land in Thunderbird Area
to Akali Singh Sikh Society

RECOMMENDATION: Condition of Sale No. (v)

The Supervisor of Properties recommends that the date of sale of this site to the Society be extended to the date of registration of the subdivision plan in the Land Registry Office, or the date of Council approving this report, whichever is the later; subject to City Council decision on the following "consideration" clause.

CONSIDERATION: Condition of Sale No. (vii)

The question of whether or not the Society meets the criteria for eligibility for capital contribution by the City as established by Council on December 4, 1974, is submitted to Council for consideration.

The Society has requested to appear as a delegation."

The City Manager submits for Council's information the Society's position with respect to the conditions of sale, and notes that the Society is offering the Community similar facilities to that previously negotiated with St. Margaret's Church. The church later withdrew their participation. Consequently the City Manager RECOMMENDS that Council consider the Society eligible for a capital contribution, and therefore Council proceed with the sale at \$100,000 per acre, but with the date of sale amended as recommended by the Supervisor of Properties.

FOR COUNCIL ACTION SEE PAGE(S) 228

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

I

MAY 19, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 19, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin
Alderman Bellamy
Alderman Ford

ABSENT: Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of April 21, 1977 and the Minutes of the Part Report of the Community Services Committee meeting of May 5, 1977 were adopted.

RECOMMENDATION

1. Lodging Houses - 630 Alexander Street and 634 Main Street

The Community Services Committee, at its meeting on January 27, 1977, after considering a Manager's Report on the status of three Downtown Eastside area rooming houses as they pertain to health standards, requested a further progress report on 630 Alexander Street and 634 Main Street.

The Committee had before it for consideration a Manager's Report dated April 29, 1977, in which the Medical Health Officer reported as follows:

"630 Alexander Street

An inspection on March 17, 1977 of the above mentioned premises determined that all of the required repairs had been completed. Maintenance was satisfactory at the time of inspection, and there does not appear to be any further problems.

Aristocratic Rooms, 634 Main Street

Renovations to the above premises have now progressed satisfactorily and a full operating permit was issued on February 21, 1977.

On February 23, 1977 the operator appeared in court and was found guilty under Sections 11 (c) and 7 (f) of the Lodging House By-law. He received a fine of fifty dollars (\$50) on each of the two charges."

Following brief consideration, it was

RECOMMENDED

THAT the foregoing Manager's Report dated April 29, 1977, be received.

Continued

Report to Council
 Standing Committee of Council on Community Services
 May 19, 1977

(I-2)

2. Name of Hostel at 124 Dunlevy Avenue

The Committee had before it for consideration a letter dated May 11, 1977, from the Assistant Director, Construction & Maintenance Division, inquiring whether the Committee wishes to be involved in the selection of a name for this new hostel which is scheduled for completion at the end of July 1977.

The letter stated the building is financed by C.M.H.C. under the auspices of the City of Vancouver Housing Corporation and will contain 140 units for single persons, 16 units for couples, and a caretaker suite. The building is on the southeast corner of the intersection of Dunlevy Avenue and Alexander Street.

Following brief consideration, it was

RECOMMENDED

THAT the City Clerk's Office contact various community groups in the Downtown Eastside neighbourhood and request suggestions for a name for this hostel and that the suggested names be forwarded to the Community Services Committee.

3. Liquor Permit Application - 710 Helmcken Street

The Committee had before it for consideration a Manager's Report dated May 3, 1977, in which the Director of Planning reported on the application of Ms. Kuniko Yamamoto for Development Permit No. 76843 as follows:

"The above noted Development Permit Application has been filed to use a portion of the main floor of the existing building as a cocktail lounge.

This development is situated on the south side of Helmcken Street, west of Granville Street, in the Downtown District.

The proposed lounge development will provide an assembly area of approximately 550 square feet and a maximum seating capacity of 46 persons.

The Director of Planning approved this application subject to the condition that prior to the issuance of the Development Permit:

'This request is referred to the Council Committee on new liquor outlets for consideration and necessary action.' "

Appearing before the Committee on this matter was a representative of the Planning Department and the owner of the building who explained to the Committee the building is an office building of two floors and that the area for the proposed lounge is an extension of a restaurant which has been located in the building for a number of years.

The Committee expressed some concern over the proliferation of licensed establishments, particularly in the Downtown area, and recalled that it had earlier briefly considered restricting their number.

Continued

Report to Council
 Standing Committee of Council on Community Services
 May 19, 1977

(I-3)

Clause No. 3 Continued

Following discussion, it was

RECOMMENDED

- A. THAT the application of Ms. Kuniko Yamamoto for Development Permit No. 76843, to use a portion of the main floor of 710 Helmcken Street as a cocktail lounge, be approved.
- B. THAT the Community Services Committee, at its next meeting, consider the proliferation of licensed premises, including cocktail lounges, in the Downtown area of the City.

4. Rent Increases at Ferrara Court Apartments,
 504 East Hastings

The Community Services Committee, at its meeting on February 24, 1977, after considering a letter from the Downtown Eastside Residents' Association regarding increased rents at Ferrara Court Apartments resulting from renovations to the building under the Residential Rehabilitation Assistance Program, asked the Director of Social Planning to provide up-to-date figures on the income of residents at Ferrara Court, asked C.M.H.C. to study the feasibility of an escalating repayment schedule for the 20-year mortgage and report back to the Community Services Committee, and asked Provincial Ministers to provide rent subsidies to welfare recipients and persons on Mincome and Old Age Pensions.

The Committee had before it for consideration a Manager's Report dated May 12, 1977, in which the Director of Social Planning reported on events which have taken place regarding this building since Council approved the Committee's recommendations on March 8, 1977. In the report, the Director of Social Planning concluded that the Ferrara Court problem has been adequately resolved, and that CMHC is taking appropriate steps to ensure that similar problems do not arise with the Residential Rehabilitation Assistance Program in the future. The conclusion noted, however, that rent subsidies to people on GAIN (Guaranteed Available Income for Need) will not always be sufficient to enable them to afford renovated units and that additional subsidies may likely be required in some other situations.

Appearing before the Committee on this matter were representatives of Downtown Eastside Residents' Association and a representative from the Social Planning Department.

The spokesman from D.E.R.A. noted that the report indicated CMHC and the Provincial Department of Housing have agreed to apply a NHA Section 44 (1)(a) subsidy to those tenants unable to pay increased rents and not sufficiently helped by recently announced Provincial rent subsidy programs. The D.E.R.A. spokesman asked which tenants will receive these subsidies and the Social Planning representative replied this has not been definitely confirmed but that the subsidies should be available to all tenants not covered by SAFER (Shelter Aid for Elderly Renters) or GAIN programs.

The D.E.R.A. representative also noted there are currently 12 or 13 vacancies in the building and that the subsidies will apply only for existing tenants. Therefore, the now vacant suites will have a higher rent, possibly beyond the means of low income persons.

Continued

Clause No. 4 Continued

Following discussion, it was

RECOMMENDED

THAT the Manager's Report dated May 12, 1977 be deferred to allow the Director of Social Planning to provide the Community Services Committee with further information on the amount of subsidy to be provided to the existing tenants at Ferrara Court Apartments, 504 East Hastings.

5. Quarterly Grants Report

The Committee had before it for consideration a Manager's Report dated May 9, 1977 (copy circulated), in which the Director of Social Planning reported on eight grant applications totalling \$129,432.00. In the report, the Director of Social Planning recommended five grants totalling \$56,068.00 which would require a net allocation from the City after approved CAP recovery of \$47,197.00. This cost would be further reduced to \$28,029.00 if all CAP applications are approved.

The report also included a table showing the 1977 grant requests and approvals to date compared with grants for social services in 1975 and 1976.

Appearing before the Committee on this matter were representatives of the Social Planning Department and representatives from some of the organizations which had applied for grants.

A representative of the Vancouver Association for Children with Learning Disabilities, which had applied for \$24,000.00, noted that Social Planning was recommending a grant of \$16,583.00, and urged the Committee to approve the recommendation of the Social Planning Department.

Representatives of the Marpole-Oakridge Area Council (MOAC), which had applied for two grants of \$19,500.00 and \$37,975.00, noted that Social Planning had recommended a grant of \$8,668.00 for the second program (for senior citizens) and no grant towards the MOAC community office. Its representatives read a brief to the Committee which outlined the need for the grants it has applied for.

A spokesman from MOAC reminded the Committee last year the MOAC had proposed a local improvement money by-law to fund an area council office. No action was taken by the Committee when considering a Manager's Report on the subject on August 26, 1976.

The MOAC representative also told the Committee they had been endeavouring for some time to have the City Planning Department allocate a Local Area Planner in their neighbourhood.

There was some discussion on requesting the Social Planning Department to provide the Committee with a report on the feasibility of funding local area councils or community groups throughout the City and it was noted by the Senior Social Planner that the City, at one time, did support this type of community development program with grants through Neighbourhood Services Association. The Senior Social Planner indicated that such a report would take a month to six weeks to prepare.

Continued

Report to Council
 Standing Committee of Council on Community Services
 May 19, 1977

(I-5)

Clause No. 5 Continued

Following discussion, it was

RECOMMENDED

- A. THAT the Director of Social Planning report to the Community Services Committee on the financial needs and activities of local area councils or community groups throughout the City and the feasibility of the City providing grants to such organizations.
- B. THAT City Council approve the following grants:
 - i) \$11,100 to the Japanese Community Association
 - ii) 10,642 to the Lower Mainland Stroke Association - Vancouver Branch
 - iii) 14,500 to cover the salary of an area coordinator (12 months at \$1000 per month) and rent, telephone, office equipment and supplies (totalling \$2500) for the Marpole-Oakridge Area Council community office.
 - iv) 8,668 to the Marpole-Oakridge Area Council Seniors Care Program
 - v) 9,075 to St. James Social Service
 - vi) 16,583 to the Vancouver Association for Children with Learning Disabilities

The foregoing grants subject to any terms or conditions as set forth by the Director of Social Planning contained in the Manager's Report dated May 9, 1977.

- C. THAT no grants be approved at this time to the following organizations:
 - i) Hastings-Sunrise Action Council
 - ii) Trinity Baptist Church

6. Civic Grant Request - Van Horne Summer Enrichment Program

The Committee had before it for consideration a Manager's Report dated May 13, 1977 (copy circulated) in which the Director of Social Planning reported on an application for \$9,300.00 to establish a summer enrichment program in the Van Horne Elementary School area bounded by Main, Cambie, 49th and 37th Avenues to serve approximately 100 children aged 6 to 12 in an eight week program from June 20th to August 12th, 1977.

The Social Planning Director's report pointed out that the School Board is funding two teachers to assist the program and that the grant request of the City for \$9,300.00 would pay the salaries of seven students, two for 11 weeks and five for 8 weeks. The Director of Social Planning had recommended approval of the \$9,300.00 grant request.

A representative of the Director of Social Planning appeared before the Committee on this matter and in response to a question from the Committee, replied that this program would probably be held every year.

Continued

Report to Council
 Standing Committee of Council on Community Services
 May 19, 1977

(I-6)

Clause No. 6 Continued

The Assistant City Manager reiterated the comments of the City Manager contained in the report that if the Social Planning Director's second recommendation (that if the program is to be undertaken in 1978, it would be submitted as part of the Park Board 1978 recreation services supplementary program request) is approved, this would preclude the City obtaining senior government funding in 1978 for the program. Two similar programs this year have been largely funded from senior government grants.

Following consideration, it was

RECOMMENDED

- A. THAT City Council approve a grant of \$9,300.00 for the Van Horne Summer Enrichment Program, such grant to be administered by the Van Horne Parent Consultative Committee.
- B. THAT the Director of Social Planning investigate the feasibility of obtaining senior government grants for this program in 1978 and report back to the Community Services Committee.

7. Ray-Cam Co-operative Centre Operating Budget (1977-78)

Vancouver City Council, at its meeting on April 19, 1977, after considering a report from the Community Services Committee on the Ray-Cam operating budget, approved a grant of \$74,555.00 to the Ray-Cam Co-operative Centre Association towards the Association's budget for the operating period February 1, 1977 to January 31, 1978, and approved an additional grant of \$1,800.00 to purchase a suitable van from the City.

The Council referred the balance of \$14,835.00, which was not approved (from the Committee's recommended grant of \$89,390.00) to the Community Services Committee for further consideration and report.

The Committee had before it for consideration a Manager's Report dated May 5, 1977 (copy circulated) in which the Director of Social Planning recommended that the \$1,800.00 to Ray-Cam Co-operative Centre approved by Council on April 19, 1977, be reallocated to make up any difference between the purchase price of a new van and any service club contribution; that if the service club assumes the responsibility for the purchase of a van, the amount of \$1,800.00 be approved for overhead expenses associated with the van; and that no action be taken on the \$14,835.00 referred back to the Committee by Council pending the outcome of discussions between Ray-Cam and the service club regarding purchase of the van.

Appearing before the Committee on this matter were representatives of the Ray-Cam Co-operative Association and a representative of the Director of Social Planning.

The Social Planning Department's spokesman proposed to the Committee a new recommendation to the effect that \$5,200.00 of the \$14,835.00, plus \$1,800.00 already approved for a van, be allocated for the purchase of a new van.

The spokesman for the Ray-Cam Co-operative Centre replied, however, that this proposal is unacceptable as it will take monies which it had intended to use for part-time salaries and divert them toward the van costs.

Continued

Clause No. 7 Continued

Social Planning then proposed that \$1,800.00 already allocated for general operating expenditures plus \$1,800.00 already allocated for the purchase of the van could be combined and the \$3,600.00 could be used for the lease of a van and this would still leave the \$14,835.00 intact.

There was brief discussion on the Association's overall budget and following consideration, it was

RECOMMENDED

THAT the Director of Social Planning report to the next meeting of the Community Services Committee on the Ray-Cam Co-operative Centre Association budget; such report to set forth the different positions on the budget taken by the Director of Social Planning and the Ray-Cam Co-operative Association.

8. Future of the Wicklow Hotel, 1516 Powell Street

The Committee had before it for consideration a letter dated April 19, 1977, from the Downtown Eastside Residents' Association (copy circulated) which advised that the owner of the Wicklow Hotel is prepared to sell the building to a non-profit organization. The letter requested assistance from the City in determining the feasibility of such a project.

Appearing before the Committee on this matter were representatives of the Downtown Eastside Residents' Association, C.M.H.C., City Planning Department and the owner of the building.

Mr. Bruce Eriksen of D.E.R.A. told the Committee his Association requests the expertise of City staff in arranging a rehabilitation project for this vacant building which contains 104 units which Mr. Eriksen proposed be converted into 52 suites.

The Chairman read to the Committee a brief report from the Director of Environmental Health outlining a number of deficiencies in the building, and a representative from C.M.H.C. indicated that renovation costs could run between \$330,000.00 and \$450,000.00, but that accurate estimates are not available at this time.

C.M.H.C.'s spokesman also pointed out that potential development on property immediately adjacent to the Wicklow Hotel could render certain ground floor suites unusable. The C.M.H.C. representative inquired what the priority would be on such a renovation project.

A representative of the Social Planning Department advised the Committee that employees of the Provincial Department of Housing, the Social Planning and Planning Departments, and Federal representatives are planning a meeting early in June in Victoria to discuss housing projects in the core area of the City.

The Committee was of the opinion that elected officials of the City of Vancouver should have some input to such a meeting and that the Committee should meet with the Director of Planning and the Director of Social Planning before the meeting in Victoria.

The Acting City Manager suggested a report should be prepared on this general subject for the Committee.

Continued

Report to Council
 Standing Committee of Council on Community Services
 May 19, 1977

(I-8)

Clause No. 8 Continued

Following discussion, it was

RECOMMENDED

THAT consideration of the Downtown Eastside Residents' Association's letter dated April 19, 1977, on the Wicklow Hotel, be deferred pending a discussion by the Community Services Committee with the City's Director of Planning and Director of Social Planning regarding housing projects in the core area of the City, and that the City Manager's office co-ordinate a report on this general subject for the Committee meeting.

9. By-law Enforcement in the "Core Area"

The Committee had before it for consideration a Manager's Report dated April 18, 1977 (copy circulated) in which the Fire Chief reported that seven buildings in the core area have not yet complied or have shown little evidence towards compliance with City Fire By-law regulations.

The report listed the seven premises and accompanying the report was a chronological account of negotiations between City officials and the owners of the seven premises over the past two or three years.

In the report, the Fire Chief recommended that he proceed to lay charges against the owners of these premises for their failure to comply with the City Fire By-law.

Appearing before the Committee on this matter were the Fire Chief, the Chief Fire Warden, the Assistant Director of the Permits and Licenses Department - Inspection and Enforcement Division, and the owners and/or representatives of the owners of the seven premises listed in the report.

The Fire Chief reviewed his report for the Committee, stating that it was his feeling the City has been more than patient in dealing with the owners of these premises and the enforcement of the City Fire By-law since January 1975.

The Committee reviewed the situation at each building individually, referring to the attached lists of events pertaining to each building and hearing representations from the owners and/or owners' representatives in each case as follows:

a) Castle Hotel, 750 Granville Street

A spokesman for the owner of this building advised the Committee that the owner has been experiencing financial difficulties and cannot secure the approximately \$100,000.00 needed to provide the required emergency lighting and sprinkler system. It was stated that commercial leases on the ground floor of this building are up for renewal and when renewed, probably will bring in less revenue to the owner. It was also stated the hotel has an occupancy rate of only 40%.

The owner indicated that he would like time to explore the costs and feasibility of providing fire escapes as a possible alternative to the sprinkler system. It was noted the estimated costs of the emergency lighting and sprinkler system are \$20,000.00 and \$60,000.00 to \$80,000.00, respectively.

Continued

Clause No. 9(a) Continued

The representative requested more time for his client to endeavour to meet the by-law requirements.

b) Hotel Georgia, 801 West Georgia Street

A spokesman for this building told the Committee that compliance with the by-law in his case involves major structural changes to the building and that the owners have submitted three separate proposals to the Fire Chief for meeting the requirements.

The Fire Chief replied that on February 10, 1977, a meeting was held at the hotel to review the architect's proposals and that the requirements were spelled out to the architect. The architect's proposals were subsequently rejected by the Fire Marshal on March 22, 1977, meaning that the requirements were not followed.

The hotel's spokesman indicated it is difficult to meet the requirements of three enforcement levels - the Provincial Fire Marshal, the City Fire Department, and the City Permits and Licenses Department.

c) Hotel Vancouver, 900 West Georgia Street

A spokesman for this building indicated that this hotel has made some improvements but that it would cost approximately \$2-Million to meet all the requirements. The hotel has developed a program of sprinklering "critical" areas, new fire doors, smoke detectors, etc., which would cost approximately \$1-Million which, the spokesman said, the hotel is prepared to proceed with. The representative said the hotel cannot afford to sprinkler all the public areas.

The Fire Chief replied that improvements made in this hotel were strictly of a maintenance nature, that on September 9, 1975, the Fire Chief had approved the hotel's proposed upgrading program which has not yet been proceeded with. The Fire Chief expressed surprise over the estimated \$2-Million cost of this hotel meeting the regulations and pointed out that the Federal Post Office, which covers an entire City block, cost less than \$1-Million to comply with the by-law requirements.

d) Devonshire Hotel, 849 West Georgia Street

A spokesman for this building advised the Committee that the hotel's program for compliance has been progressing and is 80% completed. The hotel is awaiting delivery and installation of required fire doors.

The Fire Chief agreed this hotel is making good progress and that its non-compliance at this point is not of a contentious nature. The Fire Chief indicated he would agree to a three month extension upon expiry of which the hotel should be in full compliance.

e) Apartment Building at 1666 West 6th Avenue

A spokesman for the owner of this building pointed out it has changed hands three times since the by-law enforcement program began and that the current owner received details of the requirements on October 5, 1976. The spokesman indicated that work towards compliance is progressing.

Report to Council
 Standing Committee of Council on Community Services
 May 19, 1977

(I-10)

Clause No. 9(e) Continued

The Fire Chief agreed that progress is being made and indicated a two-month extension for full compliance would be acceptable.

f) Burns Block, 18 West Hastings Street

The owner of this building told the Committee he has not owned the structure during the full enforcement period and has had less time to meet the requirements. He indicated there are "peculiarities of design" making it difficult for this 1906 building to comply, but that he would upgrade the building to "reasonable levels".

The Chief Fire Warden told the Committee that this building requires a full sprinkler system throughout the structure and the owner replied he requires an alternative less expensive method.

g) Johnson Morrison Block, 536 Drake Street

A spokesman for the owner of this building indicated that plans for meeting the by-law requirements have been submitted and approved and construction work has started. It was noted there are minimum requirements to be met by this building.

Following further discussion between the Committee, staff and the building owners, it was

RECOMMENDED

- A. That the owner of the Castle Hotel, 750 Granville Street, be given 30 days in which to have final plans for full compliance with the Fire By-law requirements prepared and approved and an implementation schedule adopted and that the Fire Chief report to the Community Services Committee on the Castle Hotel at the end of 30 days.
- B. THAT the owner of the Hotel Georgia, 801 West Georgia Street, be granted 90 days in which to have final plans for full compliance with the Fire By-law approved and the tender process under way, and that the Fire Chief report to the Community Services Committee on the Hotel Georgia at the end of 90 days.
- C. THAT the owner of the Hotel Vancouver, 900 West Georgia Street, be granted 30 days in which to prepare final plans acceptable to the Fire Chief for full compliance with the Fire By-law, and that the Fire Chief report to the Community Services Committee at the end of 30 days.
- D. That the owner of the Devonshire Hotel, 849 West Georgia Street, be granted 90 days to be in full compliance with the City Fire By-law.
- E. THAT the owner of the apartment building at 1666 West 6th Avenue be granted 60 days to be in full compliance with the City Fire By-law.
- F. THAT the Committee defer a decision on the compliance with the Fire By-law of the Burns Block, 18 West Hastings Street, for one week during which time the Fire Chief meet with the owner and report back to the Community Services Committee.

Continued

Clause No. 9 Continued

- G. THAT the owner of the Johnson Morrison Block, 536 Drake Street, be granted 90 days to be in full compliance with the City Fire By-law.

It was noted that the Fire Chief, in the Manager's Report, recommended that there be no appeal allowed in these cases and it was pointed out the City does not have an appeal procedure. Therefore, it was

RECOMMENDED

THAT Recommendation (2) of the Fire Chief contained in the Manager's Report dated April 18, 1977, that "no appeal be allowed in these cases", be deleted from the Manager's Report.

10. Development Permit for False Creek Day Care Centre

A representative of the Social Planning Department appeared before the Committee and advised that she required an allocation of \$150.00 to pay for the development permit for the False Creek Day Care Centre.

Following discussion, it was

RECOMMENDED

THAT City Council allocate \$150.00 to pay the cost of the development permit for the False Creek Day Care Centre.

11. Transportation for the Disabled - B.C. Lions Society for Crippled Children - ID Service

The Committee had before it for consideration a Manager's Report dated May 6, 1977 (copy circulated) in which the Director of Social Planning reported on the operation, budget and other aspects of the B.C. Lions Society for Crippled Children's transportation service for the disabled.

In the report, the Director of Social Planning recommended a grant of \$165,874.00 toward the operation of this transportation service.

There was brief discussion on this report and it was noted that the Director of Finance commented in the report and suggested that the funding be reduced to \$102,825.00.

Representatives of the B.C. Lions Society, and a representative from the Social Planning Department appeared before the Committee on this matter and it was pointed out that the grant recommended by the Director of Social Planning will mean the Society will be able to continue the transportation service at its current level.

Following consideration, it was

RECOMMENDED

THAT City Council approve a grant of \$165,874.00 to the B.C. Lions Society for Crippled Children towards the operation of the I.D. transportation service for the disabled in Vancouver.

The meeting adjourned at approximately 4:30 P.M.

REPORT TO COUNCILINTERIM CULTURAL ADVISORY COMMITTEE

May 19, 1977

On March 15, 1977 City Council approved the establishment of an Interim Cultural Advisory Committee comprised of the following members

Alderman Brown, Chairman	Mr. J. Dayton
Mayor Volrich	Mr. B. Freschi
Alderman Gibson	Mrs. B. Lane
Mrs. N. Baird	Mr. R. Mayor
Mr. B. Carey	Mr. R. Michal
Mrs. M. Pinney	

to recommend on the structure, purview, and terms of reference for a permanent Committee on the Arts. The Terms of Reference for the Interim Committee were as follows:

1. Consideration of an appropriate permanent structure to act as an advisory body to the Council in terms of assistance and encouragement to the Arts.
2. Consideration of terms of reference for the permanent Committee, including a general outline of what elements should be considered in the development of an overall civic policy towards the Arts.
3. Consideration of ways and means by which the Arts can be financially assisted on some rational and consistent basis.
4. Consideration of ways and means of generating funds from private sources, having in mind that government grants can only provide limited funding.
5. Consideration of ways and means by which the Arts can be brought closer to the many disadvantaged people in our community and how opportunities can be afforded them for participation.
6. The Committee to provide an interim report for consideration by Council in three months from the date of its inception.

Commencing on March 25, 1977 the Interim Committee met regularly every second week and now RECOMMENDS:

1. THAT a permanent Committee on the Arts be established as follows:

Structure

Name: Council Committee on the Arts

Members: 3 Aldermen appointed by the Mayor
10 private citizens appointed by Council on the recommendation of the Mayor

The citizens who are appointed should have a wide experience and responsibility in the overall cultural community, that is, their involvement should not be a narrow limited one.

Chairman: Alderman - appointed by the Mayor

Meetings: To be held at least once a month at a regularly scheduled time and place

Voting: All members

Cont'd . . .

Reporting: Direct to Council through the Chairman.

.....

Objectives

To develop a comprehensive Civic policy for the Arts; to encourage wider arts support from private and corporate citizens; and to establish cultural funding procedures in keeping with our overall Civic arts objectives.

.....

Terms of Reference

- (i) To inform, advise and recommend to Council ways and means of accomplishing the above stated objectives and to report to Council on matters regarding city involvement in respect to visual arts, performing arts, Festivals and other cultural activities.
- (ii) To examine civic arts policies and programs in other municipalities and the advantages to be derived from adopting policies or procedures and programs which are in practice elsewhere.
- (iii) To explore the varied interests and concerns of the Vancouver Arts Community and various funding agencies both private and governmental with a view toward incorporating their thinking into any civic arts policy or procedures which may emerge.
- (iv) To promote the relationship of the arts to the economy and tourism, and to encourage the incorporation of the arts in education and recreation.
- (v) To seek consultation and co-operation with all civic departments, committees, Boards and Commissions whose activities may relate to the Arts, with a view toward effecting a more co-ordinated overall civic arts approach.
- (vi) To review the current cultural grant procedures. To study guidelines and budgets of other municipalities in order to develop the most equitable and effective method of dealing with cultural grants within the framework of the Vancouver City Charter.
- (vii) To deal with matters related to the Arts which from time to time may be referred to the Committee by Council for advice and recommendation.
- (viii) To bring to the attention of Council any matter relating to the Arts which in the opinion of the Committee merits action on the part of Council.
- (ix) To request the City Social Planning Department and the Cultural Planning section thereof to initiate any appropriate action which may further the work of the Committee and the aims of Council with regard to the Arts.

.....

2. THAT the following Terms of Reference of the Interim Committee be referred to the permanent Committee:


- (a) Consideration of ways and means by which the Arts can be financially assisted on some rational and consistent basis.
- (b) Consideration of ways and means of generating funds from private sources, having in mind that government grants can only provide limited funding.

Report to Council

Interim Cultural Advisory Committee 3

May 19, 1977

- (c) Consideration of ways and means by which the Arts can be brought closer to the many disadvantaged people in our community and how opportunities can be afforded them for participation.
3. THAT the permanent Committee set up procedures for its function, particularly with respect to a quorum.


Alderman May Brown,
Chairman

FOR COUNCIL ACTION SEE PAGE(S) 231



REPORT TO COUNCIL

SPECIAL JOINT COUNCIL/PARK BOARD COMMITTEE
RE JERICO

MAY 24, 1977

A meeting of the Special Joint Council/Park Board Committee re Jericho was held on Tuesday, May 24, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 11.45 a.m.

PRESENT : Alderman M. Ford, Chairman
Alderman G. Puil
Commissioner I. Bain
Commissioner R. Fraser
Commissioner G. Wainborn

ABSENT : Alderman M. Harcourt

CLERK TO THE
COMMITTEE : M.L. Cross

1. Minutes of Previous Meeting

The minutes of the meeting of April 28, 1977 were adopted. Mr. Bain noted that two of the Park Board members on the Committee misunderstood the voting at the last meeting and failed to register opposition to the motion.

2. Delegation Requests

The Committee discussed whether their Terms of Reference should include hearing delegations on Jericho. Some members of the Committee felt that the Park Board should hear all delegations. It was stated that the Board has already heard delegations from several individuals and organizations. Mr. Marshall Smith, Director of Communications, Park Board, distributed material (on file in City Clerk's office) containing a summary of applications, Park Board resolutions and reports for the use of hangars at Jericho Beach park. He indicated there have been no firm offers for capital funding but that the B.C. Lawn Tennis Association has included a capital financial proposal in their submission for a racquet centre in Hangar #8.

After discussion the Committee

RECOMMENDED

THAT, depending on the outcome of the Council decision of May 24, 1977 on the communication from the Park Board dated May 18, 1977, this Joint Committee be the body to hear delegations at a future date on the use of the Jericho site and hangars; each delegation to be advised that their presentation will be restricted to a time limit of 5 minutes.

CARRIED

(Commissioners Bain and Fraser opposed)

3. Hangar #5 - Park Board resolution of May 16, 1977

The Committee considered a letter dated May 18, 1977 addressed to the Mayor and Members of City Council from the Chairman of the Park Board (on file in the City Clerk's office).

Cont'd.....

Report to Council
Special Joint Council/Park Board Committee
Re Jericho
May 24, 1977

(III - 2)

Clause No. 3 continued:

The Chairman advised that the letter, containing the following Park Board resolution of May 16, 1977, would be considered by Council at its meeting later this day.

"It was regularly moved and seconded,

WHEREAS....

- a) the Board has been studying the question of retention of Hangar #5 as a place of assembly since Habitat Forum in June 1976, to determine the practicality of use during summer of the temporary wooden 1500 bleacher seating for limited speaker or small stage concert events,
- b) two separate architects have estimated the cost of meeting all City building and Provincial fire code requirements (\$329,500) and renovation cost for temporary minimum summer use at \$443,950, permanent summer use at \$1,114,900 and permanent winter use at \$1,432,700,
- c) capital funds could be allocated at a later date to the construction of an alternate structure sited at Jericho and designed specifically to meet the need for public gathering covered space which would be in harmony with the site and would provide a more appropriate, efficient, and economical design solution,
- d) there is very little evidence of the desire to make sustained use of hangar #5 by significant numbers of people for more than a single event, few more than a day in duration, and no offers of capital funding have been received,
- e) there is opposition of residents to retaining the waterfront hangars which are an unsightly intrusion into one of Vancouver's most attractive waterfront sites,

BE IT THEREFORE RESOLVED that the Board advise City Council that it does not place a priority on the excessive funds needed to renovate hangar #5 and no allocation be made from limited capital monies presently available to the Board for Jericho Beach Park development to upgrade hangar #5. "

The Committee discussed the amount of money that would be necessary to upgrade Hangar #5 to meet National and City building regulations. Council at its meeting on May 10, 1977 approved a recommendation of the Joint Committee at its meeting on April 28, 1977 that the Park Board be requested to reallocate funds; including \$250,000 to be spent to upgrade Hangar #5.

Mr. L. Foster, Director of Planning, Park Board stated that the minimum amount necessary to upgrade Hangar #5 to meet National and City building regulations would be \$329,500. He stated that two Park Board consultants had estimated the cost of the necessary work for upgrading to fire and building code requirements to be \$329,500; renovation costs for temporary minimum summer use at \$443,950 and permanent winter use at \$1,432,700.

Cont'd.....

Report to Council
 Special Joint Council/Park Board Committee
 Re Jericho
 May 24, 1977

(III - 3)

Clause No. 3 continued:

Mr. R. Howard, Architect for the Park Board, in answer to a question as to whether the hangar could be put in use for the summer months for \$250,000, stated that the items of work had been discussed with Mr. A. Langley, the City Architect. If less money is available, less work would be done i.e. no permanent washrooms would be constructed. Fire Marshall requirements could be met for a little less but are estimated at \$125,000. The building code requirements all have to be met.

Mr. Langley agreed that the work outlined could not be done for \$250,000. He stated the present facilities are allowed on a temporary use permit by the Building Department. If the temporary permit were extended, the hangar could possibly be put into temporary summer use for \$250,000.

A Park Board representative felt that if any money was spent on this building, the City would be committed to a lot more. The money shouldn't be spent on retaining and upgrading an old hangar which could be replaced by a new, more suitable building.

The Committee

RECOMMENDED

THAT Council accept the figures of the Park Board contained in (b) of their resolution dated May 16, 1977 with respect to the costs for opening Hangar #5.

CARRIED

(Alderman G. Puil opposed)

4. Use of Other Hangars

Mr. M. Smith advised the Committee that the security people have stated Hangar #3 presents a hazard. It is impossible to keep children out as they come into the hangar from the water side.

The development plans for Jericho indicate removal of Hangars 3, 6 and 13. The plan includes removal of 450' at the western end of the marginal wharf for a new sailing centre, beach exposure, tennis courts, play areas, etc. The Park Board at its meeting on February 21, 1977 resolved that City Council be requested to endorse the Board's decision that Hangar #3 be sold and removed.

The Committee was advised that various sailing groups had indicated that Hangar #3 was unsuitable for their use.

In answer to a question as to whether the money to be allocated for the development of the sailing centre was to be used for a new building, Mr. Foster advised that it would be used to start construction of parking facilities and improvements to the ramps. Building 13 would remain until a suitable one-storey building is constructed for the sailing centre, possibly in 1978.

Cont'd.....

Report to Council
Special Joint Council/Park Board Committee
Re Jericho
May 24, 1977

(III - 4)

Clause No. 4 continued:

The Committee

RECOMMENDED

THAT City Council be requested to concur with the
Park Board decision of December 20, 1976, that Hangar
#3 be sold and removed.

CARRIED

(Aldermen M. Ford and G. Puil opposed)

The meeting adjourned at approximately 12.45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 232